

## Executive Summary Report

Appraisal Date 1/1/2007 - 2007 Assessment Roll

**Area Name / Number:** Wedgwood/Bryant / Area 45

**Previous Physical Inspection:** 2001

### Sales - Improved Summary:

Number of Sales: 930

Range of Sale Dates: 1/2004 - 12/2006

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV
<b>2006 Value</b>	\$212,100	\$186,500	\$398,600	\$454,000	87.8%	14.92%
<b>2007 Value</b>	\$258,300	\$192,000	\$450,300	\$454,000	99.2%	13.44%
<b>Change</b>	+\$46,200	+\$5,500	+\$51,700		+11.4%	-1.48%
<b>% Change</b>	+21.8%	+2.9%	+13.0%		+13.0%	-9.92%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.48% and -9.92% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2006 Value</b>	\$215,000	\$179,000	\$394,000
<b>2007 Value</b>	\$264,700	\$172,900	\$437,600
<b>Percent Change</b>	+23.1%	+3.4%	+11.1%

Number of improved Parcels in the Population: 6225

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2006 or 2007 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

#### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2007 Assessment Roll.

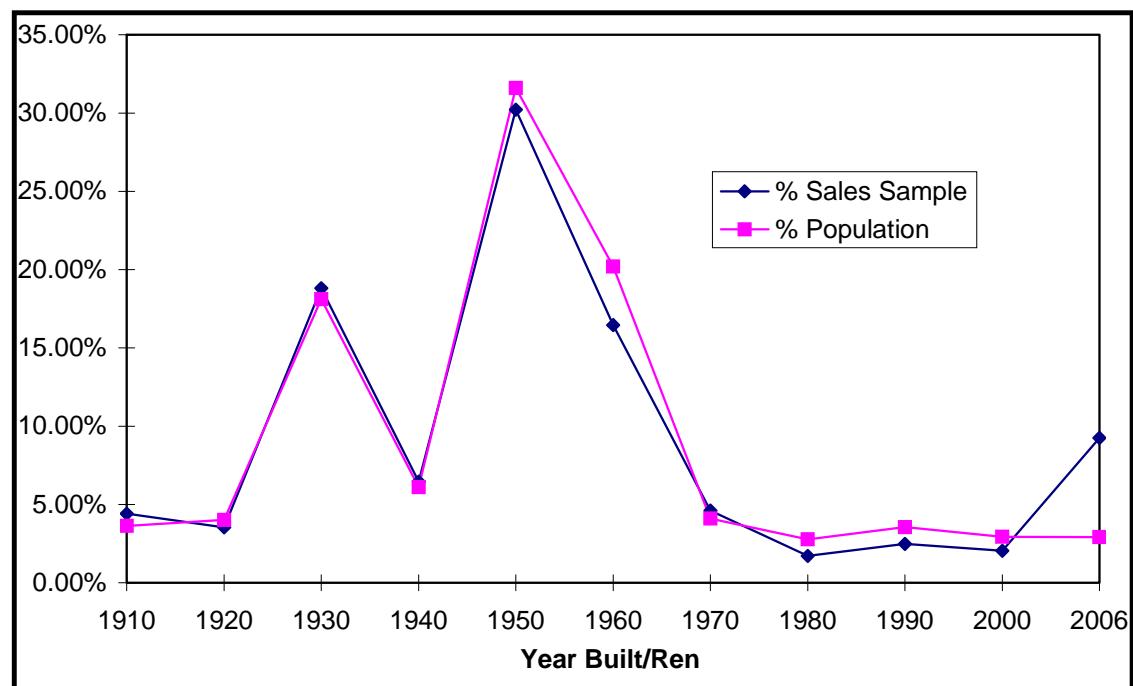
### **Sales Sample Representation of Population - Year Built or Year Renovated**

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	41	4.41%
1920	33	3.55%
1930	175	18.82%
1940	60	6.45%
1950	281	30.22%
1960	153	16.45%
1970	43	4.62%
1980	16	1.72%
1990	23	2.47%
2000	19	2.04%
2006	86	9.25%
	930	

**Population**

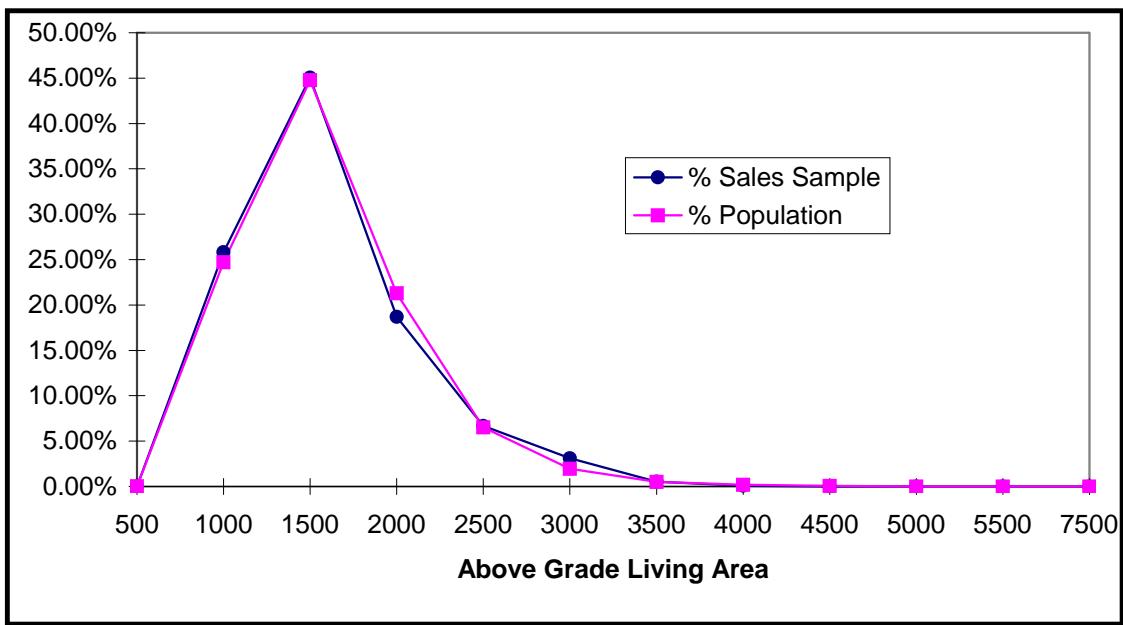
Year Built/Ren	Frequency	% Population
1910	226	3.63%
1920	250	4.02%
1930	1128	18.12%
1940	380	6.10%
1950	1968	31.61%
1960	1257	20.19%
1970	256	4.11%
1980	173	2.78%
1990	222	3.57%
2000	183	2.94%
2006	182	2.92%
	6225	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

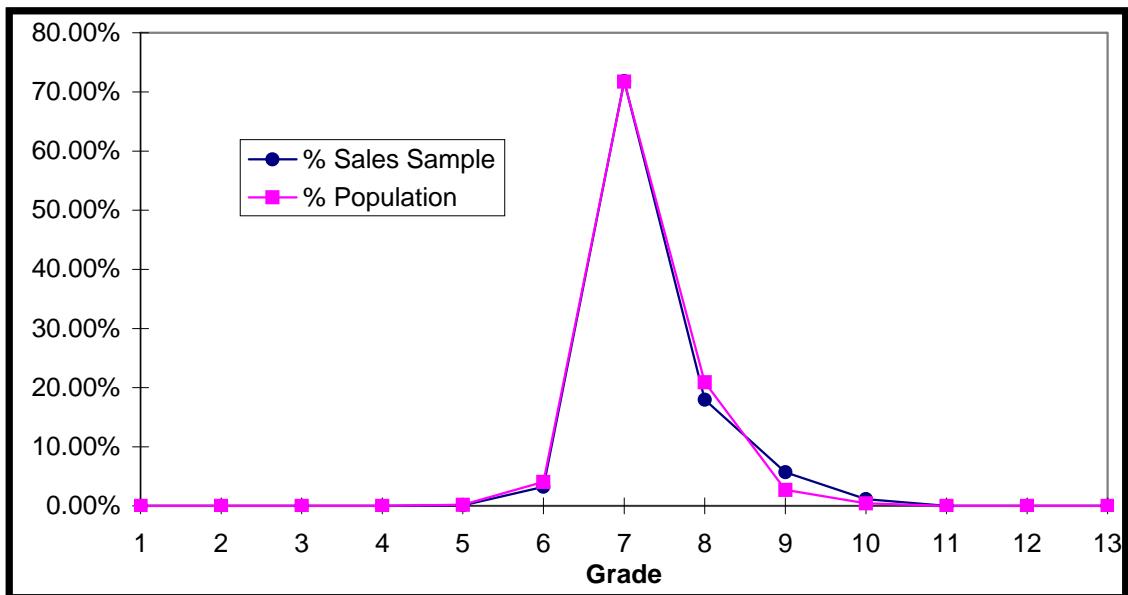
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.03%
1000	240	25.81%	1000	1538	24.71%
1500	419	45.05%	1500	2788	44.79%
2000	174	18.71%	2000	1324	21.27%
2500	62	6.67%	2500	405	6.51%
3000	29	3.12%	3000	121	1.94%
3500	5	0.54%	3500	32	0.51%
4000	1	0.11%	4000	12	0.19%
4500	0	0.00%	4500	3	0.05%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	930			6225	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

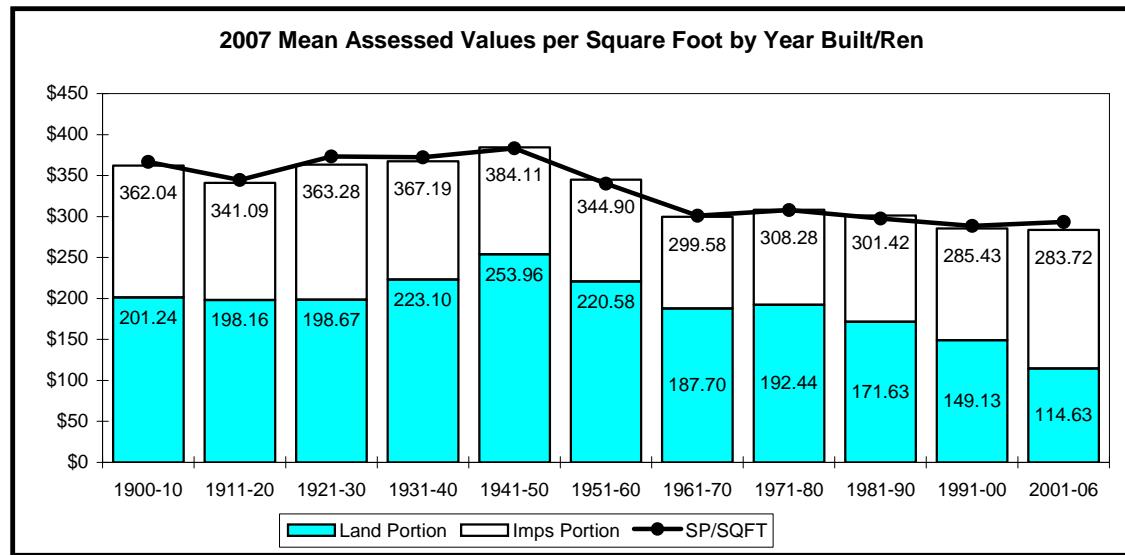
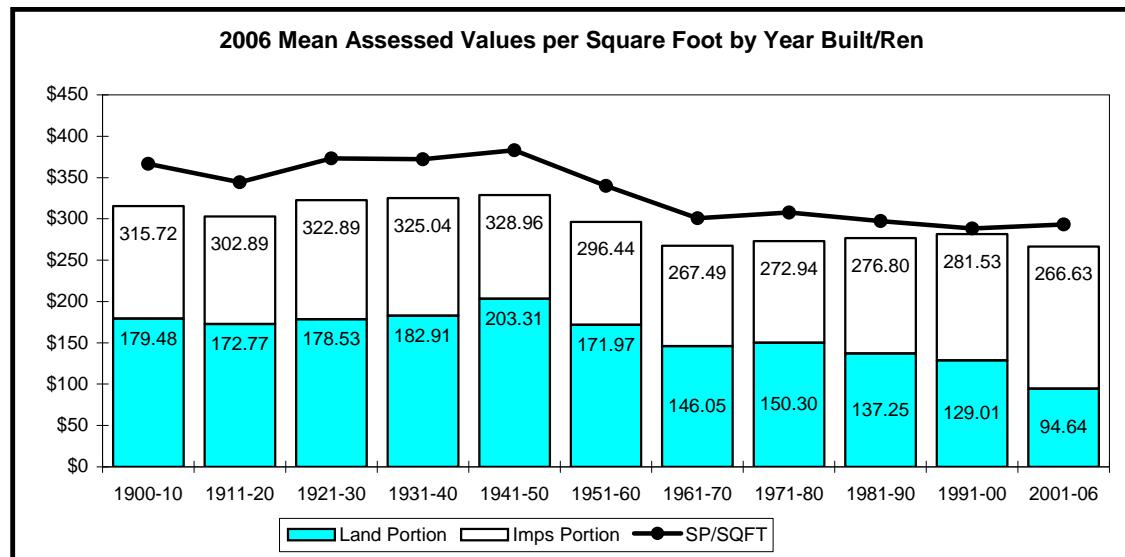
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	1	0.11%	5	11	0.18%
6	30	3.23%	6	253	4.06%
7	668	71.83%	7	4465	71.73%
8	167	17.96%	8	1301	20.90%
9	53	5.70%	9	167	2.68%
10	11	1.18%	10	27	0.43%
11	0	0.00%	11	1	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	930			6225	



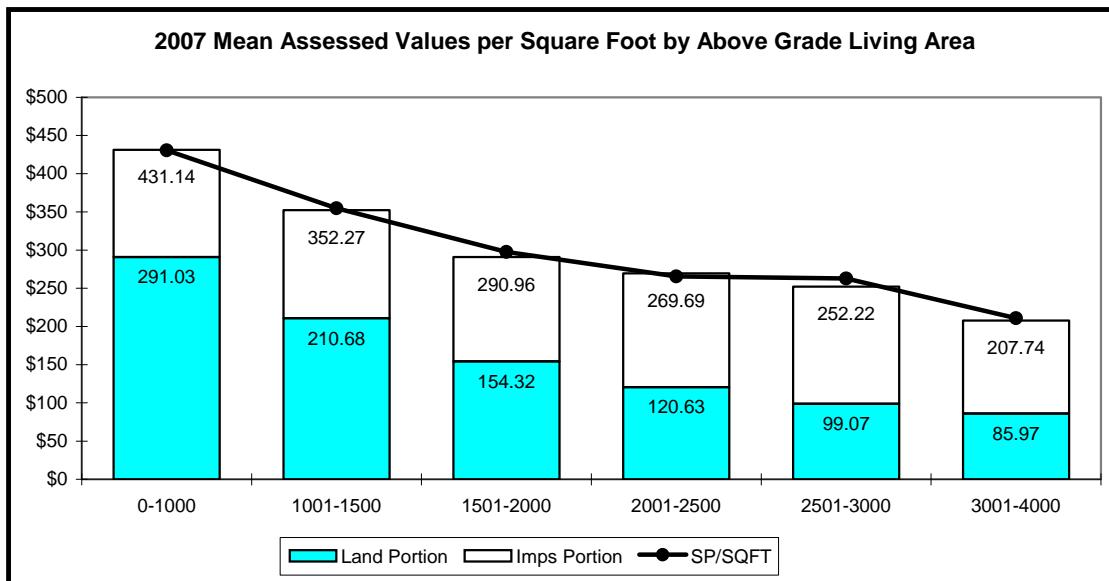
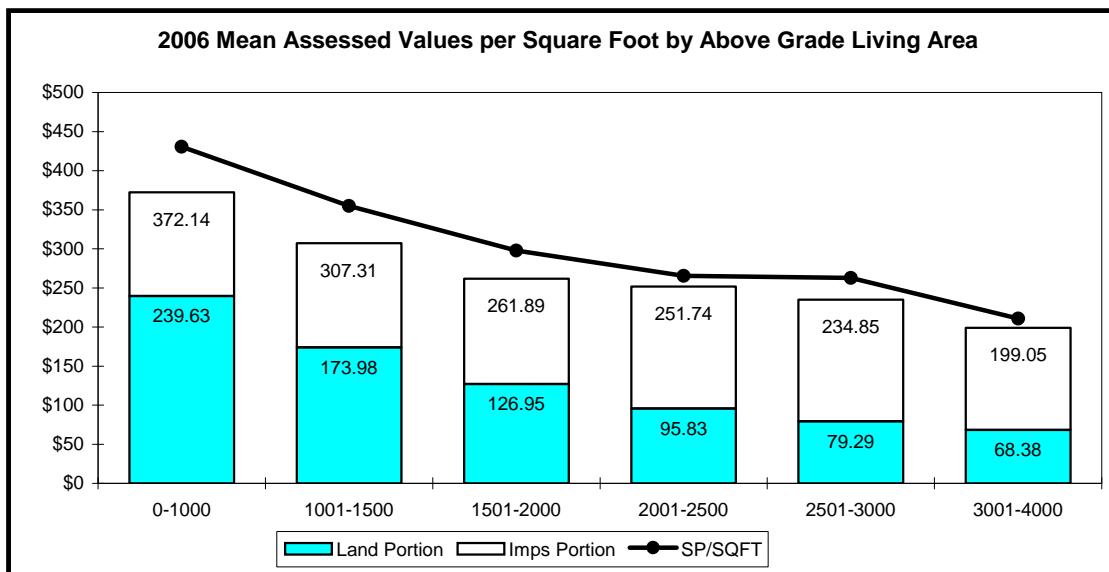
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated**



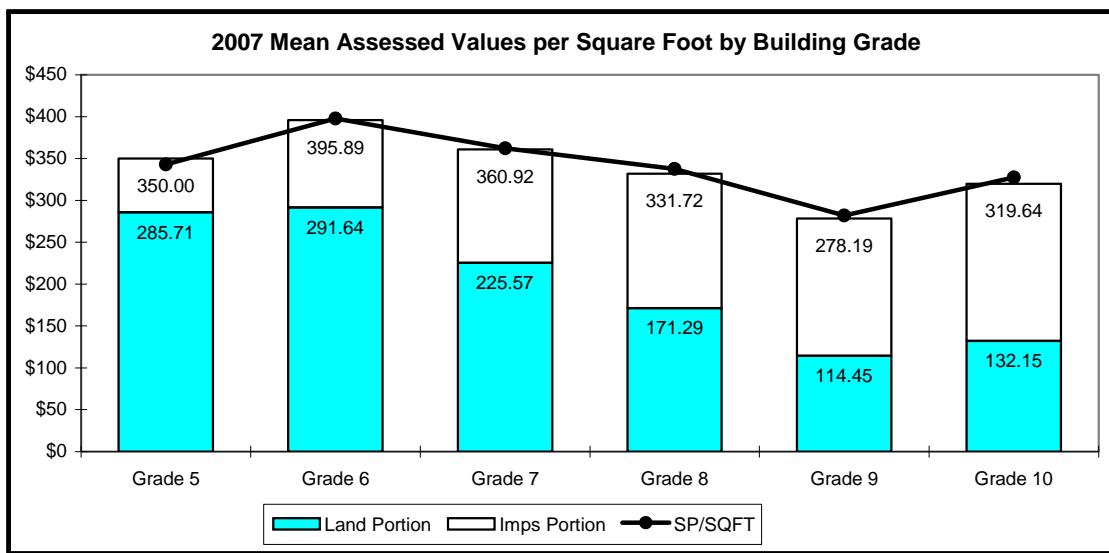
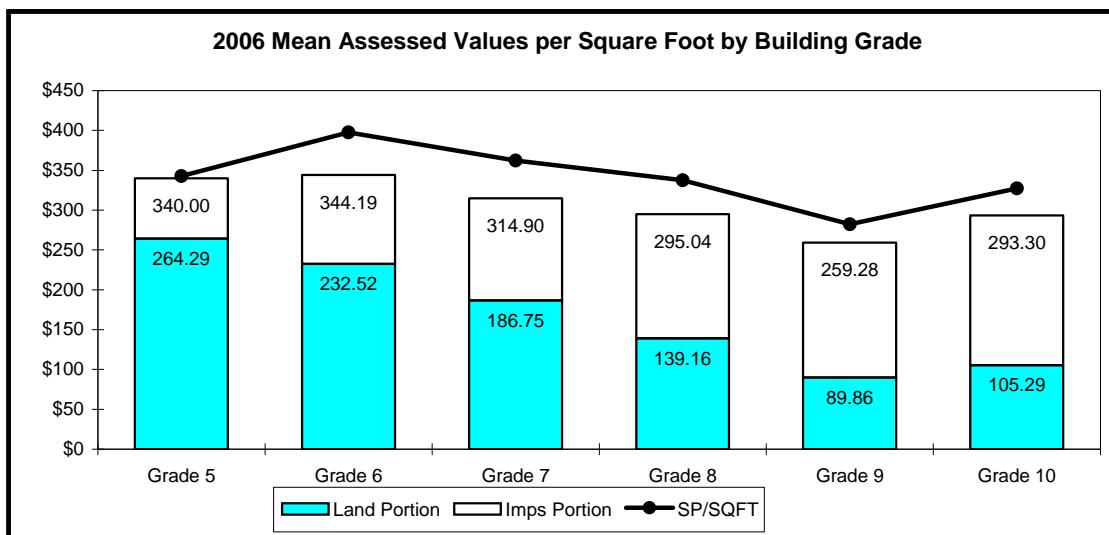
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area**



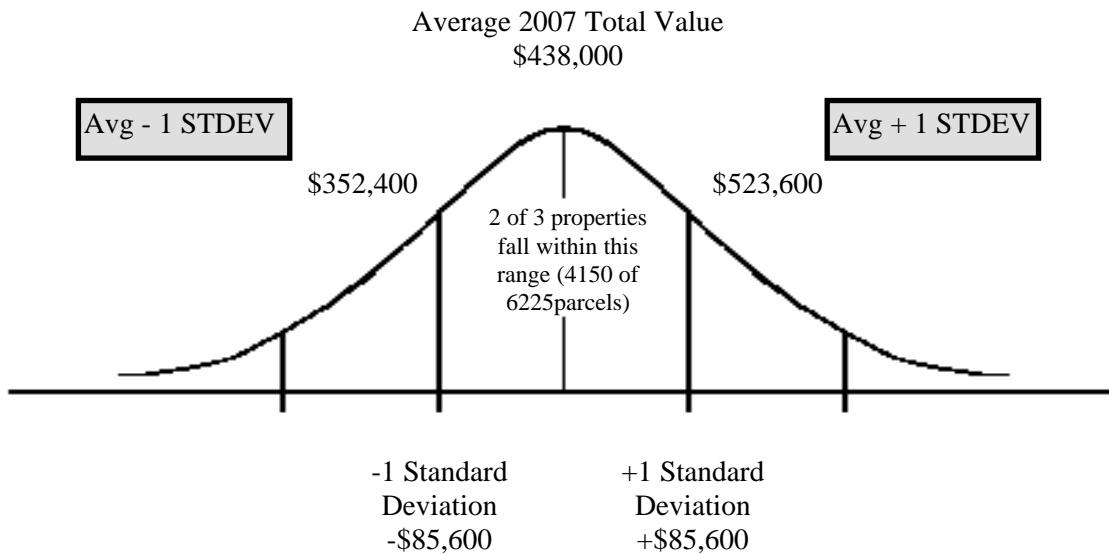
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## ***Comparison of 2006 and 2007 Per Square Foot Values by Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

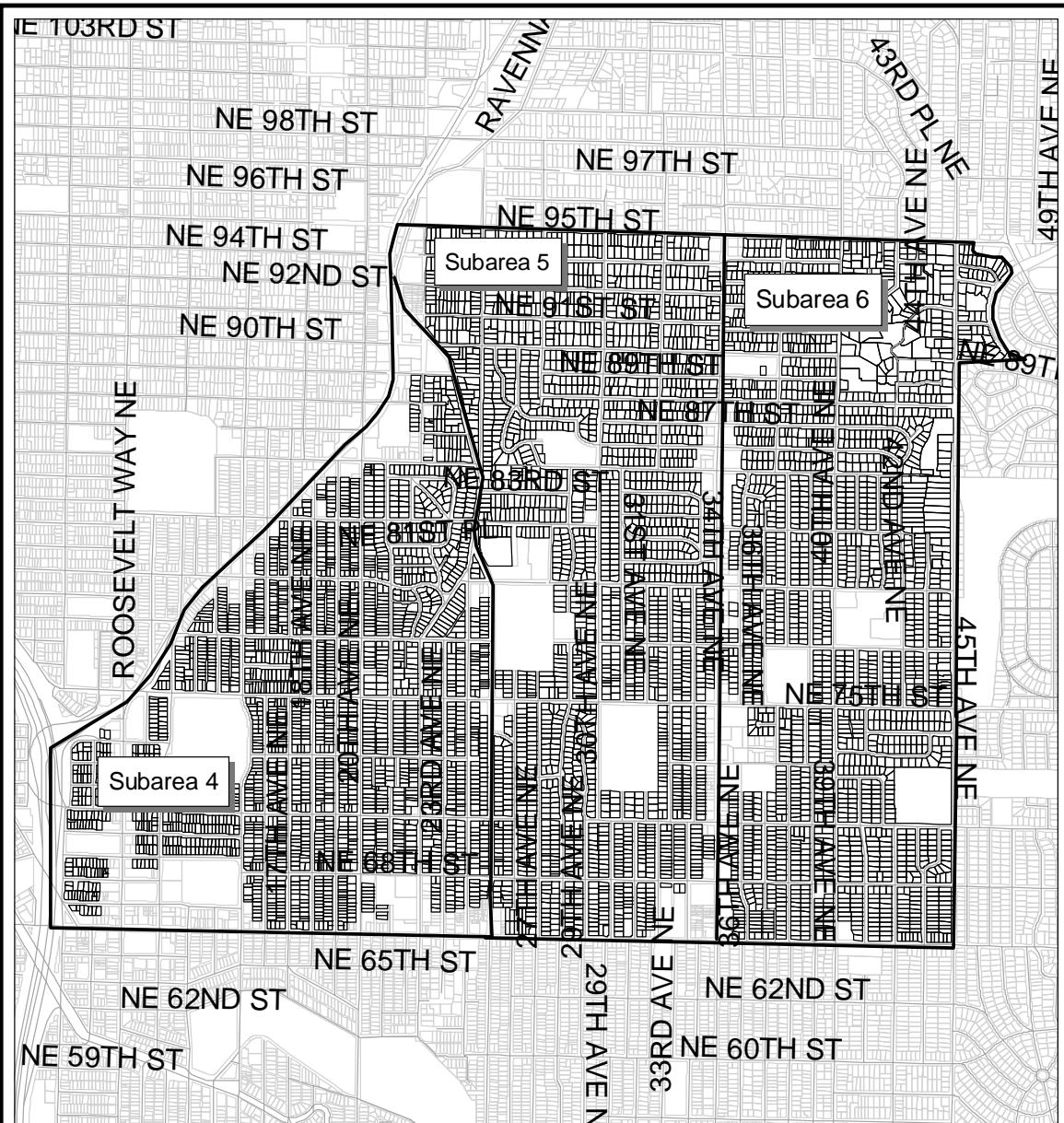
## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2006 or 2007 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## Area 45 Subarea Map



## Area 45

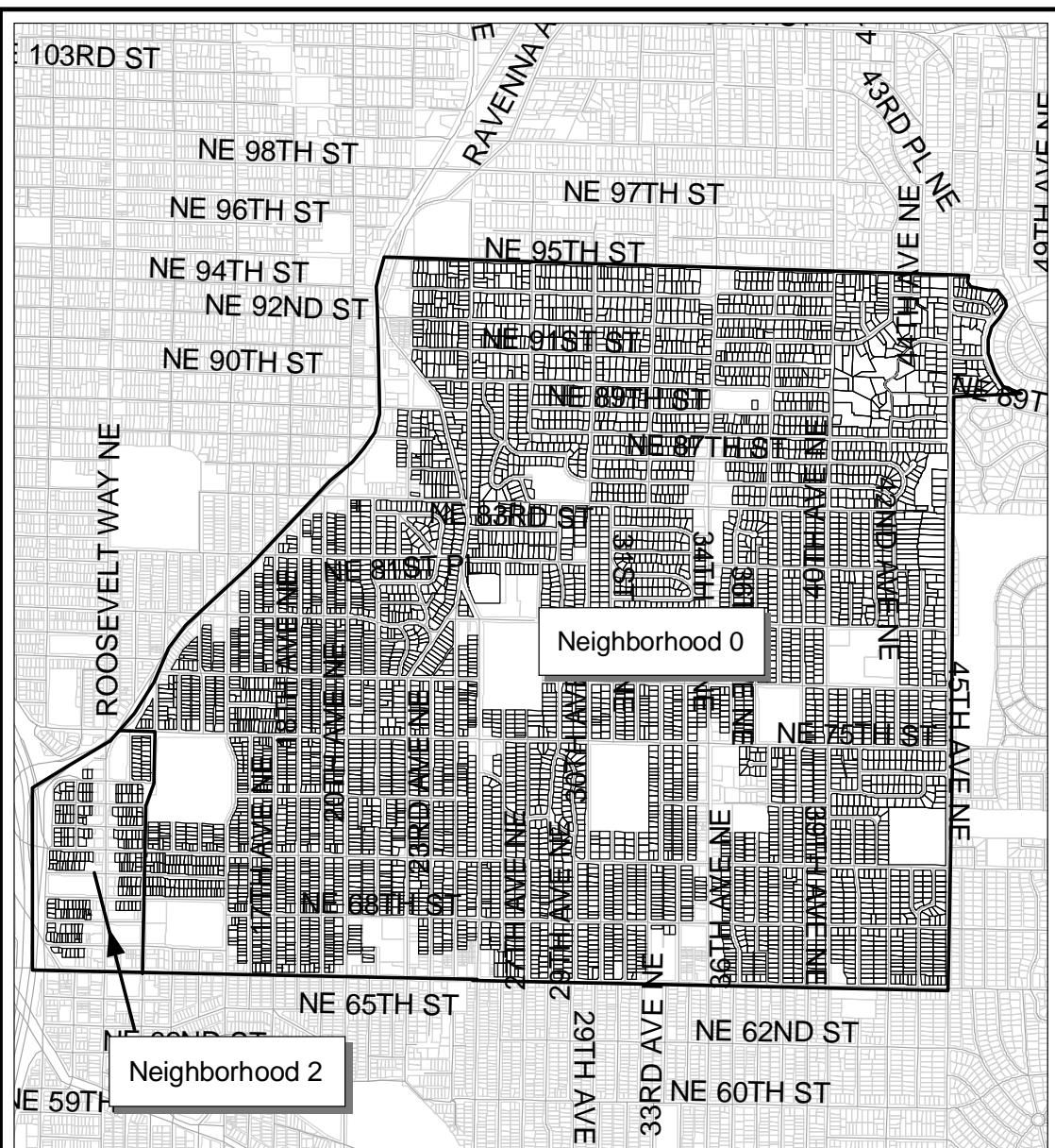
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May 1, 2007  
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## Area 45 Neighborhood Map



## Area 45 Neighborhoods

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 May 2, 2007  


Department of Assessments

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## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2004 to 12/2006 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: Wedgewood/Bryant

**Boundaries:** This area is bounded by NE 95<sup>th</sup> Street on the north, Lake City Way NE on the northwest, Interstate 5 on the west, NE 65<sup>th</sup> Street on the south and 45<sup>th</sup> Avenue NE on the east.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 45 is located within the City of Seattle city limits and north of the downtown core. This area has easy access to the major freeways, I-5 and I-520. This area has an overall population that is heterogeneous and urban in nature. It includes a range of grades from 5 to 11 with a predominance of grade 7 houses. Homes were built between 1900 and 2006 most of which were built between 1924 and 1955. About 35% of the population was built between 1946 and 1955. This area is influenced by its proximity to the University of Washington, Northgate Mall, University Village shopping mall as well as several small parks. There are very few vacant lots in this area, less than 1%. The limited vacant parcels in this area have caused builders to buy older lower quality homes, demolish them and build one or more houses on the site.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2007 recommended values. This study benchmarks the current assessment level using 2006 posted values. The study was also repeated after application of the 2007 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 14.92% to 13.44%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2004 to 12/2006 were given primary consideration for valuing land. This is an urban area with limited number of vacant parcels. Appraisers verified vacant land sales from 1/1/2004 through 12/31/2006 along with the tear down sales contacting the buyer or seller when possible.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the

Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 6496 parcels in Area 45. There are only 83 vacant parcels, of which only 40 parcels are greater than 1500 square feet and not tax exempt. Due to the limited number of vacant parcels in this area Tear Down parcels were used in model development.

This is a homogenous neighborhood. Some of the properties in this area are impacted by conditions that may affect their market value. These conditions include, but are not limited to, views, traffic, topographical issues such as slope and possible slide conditions, water problems, location next to other nuisance such as commercial business and/or apartment buildings and views.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

### ***Land Value Model Calibration***

#### **Properties Zoned SF 5000 or SF 7200**

Lot Size	Base Land Value
<1500	previous
1501	\$100,000
3000	\$200,000
4000	\$250,000
5000	\$275,000
6000	\$275,000
7000	\$275,000
8000	\$300,000
9000	\$350,000
10000	\$400,000
15000	\$450,000
20000	\$500,000
25000	\$550,000

Properties zoned LTD or L-1 are valued at \$100,000 per site

#### **View adjustments**

Lake Washington	Fair	15%
Lake Washington	Average	40%
Lake Washington	Good	60%
Lake Washington	Excellent	80%
Other Views	Average	20%
Other Views	Good	40%
Other Views	Excellent	60%

If a property has a Lake Washington, view apply only the Lake Washington adjustment. Properties with views other than Lake Washington, apply the Other View adjustment.

#### **Other Adjustments**

Traffic	Moderate	-5%
Traffic	High	-10%
Traffic	Extreme	-15%
Other Nuisances	Yes	-5% to -15%
Topography	Yes	-1% to 75%

***Vacant Sales Used In This Physical Inspection Analysis***  
**Area 45**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water - front</b>
4	275520	0080	3/10/2005	\$ 290,000	5376	No	No
4	324750	0065	3/11/2005	\$ 292,000	5120	No	No
4	717370	0838	4/29/2005	\$ 275,000	6180	No	No
4	717730	0406	6/28/2005	\$ 300,000	6600	No	No
4	952810	2855	6/15/2006	\$ 535,000	6180	No	No
4	954720	4735	5/27/2005	\$ 370,000	3060	No	No
5	042504	9108	4/8/2004	\$ 315,000	8498	Yes	No
5	151380	0140	6/28/2004	\$ 191,000	5700	No	No
5	369290	0185	10/14/2005	\$ 451,050	5000	Yes	No
5	536320	0020	6/2/2004	\$ 265,000	5199	No	No
5	536320	0043	12/17/2004	\$ 220,000	4967	No	No
5	565260	0894	2/24/2006	\$ 300,000	7056	No	No
5	797720	0965	12/6/2005	\$ 335,000	4590	No	No
6	044400	0225	4/19/2004	\$ 295,000	8160	No	No
6	342604	9121	9/30/2005	\$ 240,000	5687	No	No
6	342604	9195	5/27/2004	\$ 124,000	17100	Yes	No
6	521020	0203	4/20/2005	\$ 298,000	6600	No	No
6	639200	3330	7/7/2004	\$ 270,000	6000	No	No
6	684470	0575	12/21/2005	\$ 275,000	4794	No	No
6	742070	0075	7/20/2005	\$ 330,000	6270	No	No

***Vacant Sales Removed From This Physical Inspection Analysis***  
**Area 45**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	109300	0025	5/5/2005	\$ 530,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
4	297980	0276	1/11/2006	\$ 425,000	MULTI-PARCEL SALE
4	297980	0276	9/23/2004	\$ 309,200	DOR RATIO;MULTI-PARCEL SALE
4	510140	2085	6/22/2004	\$ 23,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	952810	2890	1/15/2004	\$ 270,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
5	042504	9184	11/23/2005	\$ 125,000	NO MARKET EXPOSURE
5	510140	2185	4/25/2005	\$ 425,000	TEAR DOWN; SEGREGATION AND/OR MERGER
5	510140	2445	4/28/2004	\$ 450,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
5	510140	2516	11/29/2004	\$ 395,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
5	565260	1465	1/27/2006	\$ 312,000	TEAR DOWN; SEGREGATION AND/OR MERGER
6	797420	0940	2/14/2006	\$ 668,000	TEAR DOWN; SEGREGATION AND/OR MERGER

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2004 to 12/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Area 45 is located in the City of Seattle city limits and north of the downtown core. This area has easy access to the major freeways; I-5 and I-520. This area has an overall population that is heterogeneous and urban in nature. It includes a range of grades from 5 to 11 with a predominance of grade 7 houses. Most homes were built between 1924 and 1955. This area is influenced by its proximity to the University of Washington, Northgate Mall, University Village shopping mall as well as several small parks.

Neighborhood 2 is located south of NE 75<sup>th</sup> Street and west of Green Lake Reserve. The area is impacted by the Roosevelt business district and location to Interstate 5. There are 219 parcels in this area of which 34 are zoned LDT or L-1. Analysis of the area indicated this neighborhood need an additional adjustment.

Neighborhoods were analyzed to ensure equalization and to ensure that neighborhood amenities recognized in the market were accounted for in the model.

Finally, as expected, the model performed best on parcels, which are well represented in the sales sample and did not perform as well on those narrowly represented such as parcel with multiple improvements,

The improved parcel total value models are included later in this report.

## **Improved Parcel Total Value Model Calibration**

Intercept	*	3.32096800
(If Sub Area =5 then LN(10)	*	-0.01456959
If Neighborhood = 2 then LN(10)	*	0.02648345
(If Year Built is greater than 1960 and less than 1991, then LN(10)	*	-0.02074468
If Grade=6 then LN(10)	*	0.02821577
LN(BaseLand/1000)	*	0.08643514
LN(Age+1)	*	-0.04353110
LN(Grade)	*	0.89023670
If Condition = Good then LN(10)	*	0.02932619
If Condition = 5 then LN(10)	*	0.08070079
LN(First Floor/100)	*	0.21508520
LN(((Second Floor + Half Floor +Upper Floor)/100)+1)	*	0.07846468
LN((Total Basement/100)+1)	*	0.04101343
LN(((If Finished Basement Grade is greater than 5 then (Finished Basement/100)+1)	*	0.02834265
(Square Foot Lot is greater than 11999 square feet then LN(10)	*	0.04437248
If Story = 3 then LN(10)	*	0.04195725
If Total View is greater than 0 then LN(10)	*	0.04337383
If Other Nuisance equals 1 then LN(10)	*	-0.01897777
If Traffic equals moderate then LN(10)	*	-0.02677250
If Traffic equals high or extreme then LN(10)	*	-0.04375143
	=	Total

then, EXP(Total)\*1000 = Estimated Market Value  
 then Truncate EMV value to the lower thousand

EMV	=	Total Value
LAND VALUE	=	Base Land Value
IMPROVEMENT VALUE	=	EMV – Base Land Value

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	288770	3010	4/1/2004	\$240,000	700	0	5	1918	4	2850	0	0	7742 16TH AVE NE
4	510140	0665	2/15/2005	\$255,000	700	0	6	1946	4	6380	0	0	2312 NE 86TH ST
4	952810	2905	11/20/2004	\$260,000	700	0	6	1902	4	3090	0	0	824 NE 66TH ST
4	000900	0210	3/14/2006	\$455,000	750	750	6	1919	4	5253	0	0	7001 24TH AVE NE
4	510140	0580	6/28/2005	\$300,000	750	0	6	1939	3	6732	0	0	2337 NE 86TH ST
4	954720	2555	2/24/2004	\$229,950	770	0	6	1905	3	6120	0	0	6810 15TH AVE NE
4	913810	0220	8/2/2006	\$412,000	810	180	6	1911	5	3000	0	0	913 NE 73RD ST
4	681460	0300	3/15/2005	\$384,000	950	0	6	1927	5	3360	0	0	7013 BROOKLYN AVE NE
4	109300	0015	4/26/2004	\$332,500	1220	100	6	1918	4	5253	0	0	6848 RAVENNA AVE NE
4	275470	0135	12/8/2005	\$400,000	1250	510	6	1920	4	3900	0	0	2014 NE 70TH ST
4	717730	0105	7/25/2005	\$345,000	640	300	7	1925	4	3825	0	0	2212 NE 75TH ST
4	717730	0106	10/12/2005	\$327,500	640	200	7	1925	4	4930	0	0	2216 NE 75TH ST
4	288770	3510	5/24/2006	\$318,000	650	0	7	1925	3	2850	0	0	7745 20TH AVE NE
4	723760	0040	3/4/2004	\$260,000	680	0	7	1929	3	2850	0	0	7723 20TH AVE NE
4	717370	0509	12/12/2005	\$450,000	720	720	7	1939	4	5376	0	0	7527 21ST AVE NE
4	297980	1075	8/19/2005	\$355,000	730	730	7	1926	4	2392	0	0	7527 12TH AVE NE
4	288770	1251	4/14/2005	\$360,000	740	0	7	1924	4	4275	0	0	8045 19TH AVE NE
4	792010	0025	5/10/2005	\$305,000	740	0	7	1947	4	5100	0	0	6837 25TH AVE NE
4	318660	0030	2/2/2006	\$485,000	760	600	7	1942	4	5487	0	0	8037 RAVENNA AVE NE
4	318660	0030	8/19/2005	\$341,000	760	600	7	1942	4	5487	0	0	8037 RAVENNA AVE NE
4	671670	0780	10/11/2004	\$287,000	760	0	7	1941	5	5000	0	0	7310 11TH AVE NE
4	717780	0060	8/29/2005	\$389,000	770	770	7	1950	3	3840	0	0	7307 23RD AVE NE
4	954720	3645	2/17/2006	\$435,100	770	230	7	1929	4	3468	0	0	7026 18TH AVE NE
4	318660	0005	11/9/2005	\$358,000	780	560	7	1950	3	3130	0	0	8020 RAVENNA AVE NE
4	717530	0035	6/23/2004	\$325,000	780	200	7	1926	4	2250	0	0	7049 B RAVENNA AVE NE
4	318810	0600	5/4/2004	\$310,000	800	0	7	1942	3	6000	0	0	8208 22ND AVE NE
4	913710	1966	3/25/2006	\$450,000	810	810	7	1915	4	4000	0	0	809 NE 71ST ST
4	000900	0230	7/18/2005	\$400,000	830	560	7	1971	3	2575	0	0	7011 24TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	318810	0075	12/5/2004	\$338,000	830	0	7	1942	4	6490	0	0	8231 21ST AVE NE
4	318810	0410	4/21/2005	\$326,000	830	0	7	1942	3	6043	0	0	2208 NE 83RD ST
4	318810	0420	7/25/2006	\$379,000	830	0	7	1942	4	6046	0	0	2218 NE 83RD ST
4	318810	0420	4/15/2004	\$279,000	830	0	7	1942	4	6046	0	0	2218 NE 83RD ST
4	365870	0585	7/11/2006	\$400,000	830	0	7	1924	3	3060	0	0	1018 NE 69TH ST
4	365870	0590	8/17/2004	\$367,000	830	0	7	1924	4	3060	0	0	1022 NE 69TH ST
4	671670	0800	8/9/2006	\$335,800	830	0	7	1906	4	5000	0	0	7320 11TH AVE NE
4	681460	0216	12/20/2006	\$280,100	830	0	7	1927	2	2850	0	0	1310 NE 70TH ST
4	954720	2625	6/9/2004	\$310,000	830	650	7	1930	3	3060	0	0	6910 15TH AVE NE
4	954720	4840	5/9/2006	\$438,000	830	820	7	1918	4	4080	0	0	7348 17TH AVE NE
4	288770	1290	9/22/2005	\$334,000	840	0	7	1909	4	4301	0	0	8054 17TH AVE NE
4	318810	0165	5/16/2006	\$525,000	840	840	7	1942	4	6438	0	0	8168 21ST AVE NE
4	318810	0200	3/7/2005	\$355,000	840	0	7	1942	3	6490	0	0	2134 NE 81ST PL
4	717730	0690	9/21/2005	\$306,000	840	0	7	1952	3	4156	0	0	2406 NE 75TH ST
4	288770	0945	11/3/2004	\$365,000	850	250	7	1929	4	2850	0	0	8018 19TH AVE NE
4	753730	0060	11/23/2005	\$411,000	850	120	7	1921	4	3800	0	0	7526 BROOKLYN AVE NE
4	052504	9085	11/28/2005	\$332,000	860	600	7	1906	4	4050	0	0	1310 NE 68TH ST
4	528220	0055	5/19/2004	\$322,500	860	480	7	1940	3	3800	0	0	7621 15TH AVE NE
4	717730	0445	1/5/2006	\$380,990	860	200	7	1950	3	6196	0	0	7532 23RD AVE NE
4	717730	0495	4/21/2004	\$249,000	860	0	7	1956	3	6180	0	0	2302 NE 75TH ST
4	954720	1755	10/8/2004	\$365,000	860	180	7	1908	4	3060	0	0	6844 18TH AVE NE
4	000900	0145	3/24/2005	\$529,000	870	870	7	1924	5	4017	0	0	7026 23RD AVE NE
4	000900	0145	8/5/2004	\$389,000	870	870	7	1924	5	4017	0	0	7026 23RD AVE NE
4	716920	0280	11/23/2005	\$350,000	870	0	7	1966	3	4320	0	0	6534 24TH AVE NE
4	717530	0045	9/8/2006	\$479,950	870	610	7	1926	3	4050	0	0	7051 RAVENNA AVE NE
4	297980	0025	9/13/2004	\$277,000	880	880	7	1925	3	3998	0	0	7744 14TH AVE NE
4	318660	0025	2/4/2004	\$316,000	880	200	7	1942	3	5500	0	0	8043 RAVENNA AVE NE
4	318810	0185	5/25/2006	\$530,100	880	880	7	1942	5	6490	0	0	2116 NE 81ST PL
4	717220	0080	6/12/2006	\$460,000	880	280	7	1930	3	5969	0	0	7547 21ST AVE NE
4	288770	1310	7/19/2005	\$400,000	890	680	7	1927	4	3800	0	0	8038 17TH AVE NE
4	954720	1845	8/22/2006	\$412,000	890	0	7	1908	4	3468	0	0	6841 19TH AVE NE
4	288770	0696	12/23/2005	\$425,000	900	900	7	1938	4	4275	0	0	8205 19TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	288770	3170	2/10/2004	\$333,000	900	0	7	1930	3	2850	0	0	7751 17TH AVE NE
4	318660	0055	9/9/2004	\$375,000	900	400	7	1941	4	5500	0	0	8011 RAVENNA AVE NE
4	052504	9047	9/2/2005	\$456,000	910	390	7	1910	4	4080	0	0	1250 NE 69TH ST
4	052504	9047	2/24/2004	\$360,000	910	390	7	1910	4	4080	0	0	1250 NE 69TH ST
4	052504	9167	10/11/2005	\$390,000	910	120	7	1942	3	4488	0	0	1413 NE 70TH ST
4	109300	0055	8/19/2004	\$449,500	910	910	7	1948	5	4120	0	0	6845 23RD AVE NE
4	109300	0080	1/10/2006	\$455,000	910	910	7	1947	4	4480	0	0	2217 NE 70TH ST
4	109300	0210	8/23/2005	\$375,000	910	0	7	1948	3	4532	0	0	6842 24TH AVE NE
4	717730	0205	5/5/2006	\$425,000	910	600	7	1941	4	6120	0	0	2205 NE 75TH ST
4	721440	0055	8/10/2006	\$491,500	910	910	7	1947	4	4841	0	0	6821 23RD AVE NE
4	721440	0055	6/29/2004	\$370,000	910	910	7	1947	4	4841	0	0	6821 23RD AVE NE
4	723760	0110	10/4/2006	\$462,000	910	300	7	1926	4	3588	0	0	7705 19TH AVE NE
4	723760	0110	6/30/2005	\$410,000	910	300	7	1926	4	3588	0	0	7705 19TH AVE NE
4	952810	2060	8/25/2004	\$359,900	910	60	7	1925	4	3090	0	0	818 NE 69TH ST
4	052504	9166	2/8/2006	\$420,000	920	0	7	1942	4	4488	0	0	1409 NE 70TH ST
4	288770	1425	7/12/2005	\$385,000	920	0	7	1927	3	2850	0	0	8027 18TH AVE NE
4	365870	0790	6/13/2006	\$446,500	920	710	7	1924	5	3570	0	0	1212 NE 68TH ST
4	792010	0030	3/9/2004	\$235,000	920	0	7	1946	4	5304	0	0	6833 25TH AVE NE
4	913710	1206	2/27/2004	\$375,000	920	460	7	1909	4	4500	4	0	816 NE 72ND ST
4	954720	2990	12/13/2006	\$595,000	920	720	7	1926	4	4080	0	0	7017 16TH AVE NE
4	318810	0335	3/26/2004	\$265,000	930	0	7	1942	3	6458	0	0	8172 23RD AVE NE
4	682010	0080	9/2/2004	\$295,000	930	0	7	1949	4	5922	0	0	1706 NE 75TH ST
4	288770	0885	5/18/2004	\$364,250	940	440	7	1988	3	2867	0	0	8052 19TH AVE NE
4	288770	0935	10/18/2005	\$471,000	940	760	7	1927	4	2850	0	0	8024 19TH AVE NE
4	288770	1525	3/28/2006	\$379,950	940	500	7	1900	4	2867	0	0	8032 16TH AVE NE
4	318660	0635	10/11/2005	\$385,000	940	290	7	1949	3	6480	0	0	7715 24TH AVE NE
4	510140	0669	2/10/2004	\$397,500	940	640	7	1920	4	9082	0	0	8623 RAVENNA AVE NE
4	717730	0310	5/10/2005	\$352,000	940	0	7	1950	4	4841	0	0	7350 23RD AVE NE
4	717730	0320	2/15/2005	\$343,500	940	0	7	1950	4	5150	0	0	7346 23RD AVE NE
4	913810	0236	6/23/2004	\$433,751	940	820	7	1907	4	4000	0	0	903 NE 73RD ST
4	952810	2135	1/7/2005	\$398,000	940	410	7	1908	4	4635	0	0	828 NE 69TH ST
4	318810	0560	8/24/2004	\$317,000	950	0	7	1942	4	5845	0	0	8221 23RD AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	288770	3475	4/6/2006	\$459,950	960	720	7	1928	5	2850	0	0	7732 19TH AVE NE
4	318810	0610	9/7/2006	\$403,500	960	0	7	1942	3	6507	0	0	2216 NE 82ND ST
4	510140	2094	6/12/2006	\$345,000	960	960	7	1965	4	4253	0	0	2312 NE 88TH ST
4	681460	0305	2/27/2006	\$455,000	960	960	7	1909	4	4320	0	0	1214 NE 70TH ST
4	954720	2595	6/2/2004	\$358,500	960	0	7	1954	4	6120	0	0	6832 15TH AVE NE
4	343550	0095	6/21/2005	\$389,500	970	0	7	1942	3	6528	0	0	7331 RAVENNA AVE NE
4	365870	0645	8/3/2006	\$510,000	970	300	7	1924	4	4590	0	0	1207 NE 70TH ST
4	716820	0140	8/16/2005	\$392,500	970	180	7	1940	3	5504	0	0	2122 NE 73RD ST
4	717220	0195	9/1/2005	\$341,500	970	0	7	1952	4	4020	0	0	7557 RAVENNA AVE NE
4	042504	9113	7/26/2005	\$318,000	980	980	7	1948	5	6179	0	0	6549 25TH AVE NE
4	717370	0862	7/29/2004	\$392,000	980	780	7	1949	3	5150	0	0	7053 24TH AVE NE
4	721440	0045	6/14/2004	\$365,000	980	200	7	1991	3	4841	0	0	6811 23RD AVE NE
4	042504	9152	3/28/2005	\$350,000	990	790	7	1953	3	3902	0	0	6543 25TH AVE NE
4	723760	0210	2/23/2006	\$450,000	990	120	7	1926	4	4750	0	0	7707 18TH AVE NE
4	343550	0030	2/11/2004	\$349,000	1000	730	7	1941	3	7344	0	0	7330 20TH AVE NE
4	717370	0524	9/15/2005	\$331,000	1000	240	7	1950	3	4000	0	0	7505 RAVENNA AVE NE
4	275520	0090	10/26/2005	\$419,000	1010	130	7	1909	4	5395	0	0	6815 21ST AVE NE
4	318710	0075	6/19/2006	\$560,000	1010	810	7	1941	5	6794	0	0	2141 NE 81ST ST
4	682010	0050	12/18/2006	\$435,000	1010	0	7	1923	4	5040	0	0	1606 NE 75TH ST
4	954720	5520	9/24/2004	\$350,000	1010	180	7	1926	4	3300	2	0	7352 15TH AVE NE
4	275470	0103	7/5/2006	\$475,000	1020	510	7	1949	4	6400	0	0	7029 21ST AVE NE
4	318660	0185	5/15/2004	\$370,000	1020	150	7	1936	3	4191	0	0	8012 20TH AVE NE
4	318810	0395	3/4/2005	\$329,000	1020	0	7	1942	4	6040	0	0	2124 NE 83RD ST
4	717370	0591	9/14/2004	\$417,000	1020	1330	7	1948	4	6000	0	0	7051 21ST AVE NE
4	721440	0095	8/22/2005	\$475,000	1020	1020	7	1949	4	4841	0	0	6803 24TH AVE NE
4	721440	0105	8/4/2005	\$411,000	1020	400	7	1948	3	4841	0	0	6811 24TH AVE NE
4	721440	0120	7/12/2005	\$418,000	1020	700	7	1948	3	5341	0	0	6825 24TH AVE NE
4	954720	4110	5/26/2006	\$350,000	1020	0	7	1950	3	4845	0	0	7015 20TH AVE NE
4	314260	0130	5/24/2006	\$606,000	1030	850	7	1927	5	3800	0	0	7534 18TH AVE NE
4	318660	0395	9/14/2005	\$380,000	1030	400	7	1937	3	5116	0	0	7744 20TH AVE NE
4	318660	0430	9/3/2004	\$360,000	1030	220	7	1938	4	3808	0	0	2003 NE 80TH ST
4	671670	0165	11/21/2006	\$425,000	1030	1030	7	1907	3	4500	0	0	1019 NE 72ND ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	716920	0155	1/17/2006	\$474,800	1030	1030	7	1930	5	4080	0	0	6526 23RD AVE NE
4	716920	0155	3/4/2005	\$335,000	1030	1030	7	1930	5	4080	0	0	6526 23RD AVE NE
4	288770	1241	8/2/2005	\$525,000	1040	920	7	1926	5	5700	0	0	8041 19TH AVE NE
4	954720	1910	4/16/2004	\$401,000	1040	230	7	1928	4	4080	0	0	6811 19TH AVE NE
4	954720	2690	7/11/2005	\$485,000	1040	1040	7	1922	3	4590	0	0	6841 16TH AVE NE
4	052504	9162	3/11/2005	\$389,000	1050	0	7	1941	3	3956	0	0	1273 NE 69TH ST
4	203850	0215	9/15/2005	\$422,500	1050	270	7	1928	4	5600	0	0	6552 20TH AVE NE
4	288770	3395	8/23/2005	\$522,000	1050	1050	7	1928	4	4305	0	0	7737 19TH AVE NE
4	318810	0460	10/28/2004	\$297,000	1050	0	7	1942	4	6050	0	0	8226 23RD AVE NE
4	954720	0310	8/29/2005	\$529,000	1050	1050	7	1907	5	3774	0	0	6516 16TH AVE NE
4	954720	1120	4/19/2004	\$335,000	1050	300	7	1909	4	3570	0	0	6518 19TH AVE NE
4	954720	4860	11/16/2004	\$355,400	1050	300	7	1926	4	3060	0	0	7352 17TH AVE NE
4	954720	4860	7/10/2004	\$275,000	1050	300	7	1926	4	3060	0	0	7352 17TH AVE NE
4	318810	0245	7/28/2005	\$332,000	1060	0	7	1942	4	6044	0	0	2215 NE 82ND ST
4	510140	0575	12/5/2006	\$570,000	1060	1060	7	1960	5	6380	0	0	2334 NE 85TH ST
4	510140	0575	7/13/2006	\$385,000	1060	1060	7	1960	5	6380	0	0	2334 NE 85TH ST
4	510140	0575	6/29/2005	\$359,950	1060	1060	7	1960	5	6380	0	0	2334 NE 85TH ST
4	717370	0871	8/3/2005	\$520,000	1060	730	7	1948	4	5150	0	0	7031 24TH AVE NE
4	717370	0874	5/8/2006	\$449,000	1060	0	7	1952	3	5150	0	0	7036 23RD AVE NE
4	318810	0455	11/2/2006	\$433,125	1070	0	7	1942	5	6125	0	0	8232 23RD AVE NE
4	318810	0550	2/27/2004	\$326,000	1070	980	7	1942	4	7323	0	0	8220 22ND PL NE
4	318660	0180	8/25/2004	\$346,800	1080	800	7	1936	3	4191	0	0	8014 20TH AVE NE
4	318660	0385	9/20/2005	\$429,950	1080	350	7	1938	3	5116	0	0	7740 20TH AVE NE
4	318660	0385	7/20/2004	\$370,000	1080	350	7	1938	3	5116	0	0	7740 20TH AVE NE
4	682010	0300	10/5/2004	\$355,000	1080	0	7	1925	4	5702	0	0	1607 NE 77TH ST
4	297980	0115	9/2/2004	\$400,500	1090	1090	7	1928	4	3998	0	0	7708 14TH AVE NE
4	716820	0015	10/28/2004	\$336,000	1090	140	7	1928	3	5891	0	0	7310 20TH AVE NE
4	723760	0085	10/31/2006	\$529,000	1090	0	7	1928	4	3588	0	0	7708 19TH AVE NE
4	318660	0700	2/15/2005	\$398,000	1100	530	7	1973	3	6180	0	0	7714 24TH AVE NE
4	952810	2995	3/15/2004	\$289,000	1100	0	7	1915	3	2453	0	0	811 NE 66TH ST
4	682010	0340	9/29/2005	\$375,000	1110	80	7	1923	4	5235	0	0	7616 15TH AVE NE
4	717730	0285	11/29/2004	\$380,000	1110	640	7	1952	3	5150	0	0	7351 23RD AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	954720	4290	6/5/2006	\$487,500	1110	1110	7	1941	4	4386	0	0	1905 NE 75TH ST
4	717730	0360	4/16/2004	\$336,500	1120	0	7	1950	4	5356	0	0	7337 24TH AVE NE
4	318660	0575	12/14/2006	\$474,122	1130	0	7	1938	4	8750	0	0	7742 RAVENNA AVE NE
4	681460	0331	5/4/2004	\$349,000	1140	1140	7	1923	3	3360	0	0	1202 NE 70TH ST
4	717370	0861	7/6/2004	\$291,000	1140	0	7	1948	3	5150	0	0	7032 24TH AVE NE
4	717370	0878	9/18/2006	\$495,000	1140	850	7	1947	4	5150	0	0	7050 24TH AVE NE
4	717730	0435	6/16/2006	\$435,000	1140	190	7	1951	4	6200	0	0	7538 23RD AVE NE
4	000900	0015	4/16/2005	\$365,000	1150	0	7	1954	3	5150	0	0	7022 RAVENNA AVE NE
4	510140	2105	8/24/2005	\$465,000	1150	810	7	1927	4	3721	0	0	8827 RAVENNA AVE NE
4	954720	5170	6/27/2005	\$335,950	1150	0	7	1925	3	3230	0	0	1615 NE 75TH ST
4	954720	5660	9/8/2005	\$507,500	1150	550	7	1926	5	2800	0	0	7323 16TH AVE NE
4	275470	0015	1/11/2005	\$329,000	1160	0	7	1921	4	3888	0	0	7023 RAVENNA AVE NE
4	288770	0545	7/14/2004	\$329,950	1160	1160	7	1953	3	5723	0	0	1706 NE 82ND ST
4	288770	3145	2/1/2005	\$450,000	1160	640	7	1929	5	2850	0	0	7737 17TH AVE NE
4	318810	0090	2/9/2005	\$325,000	1160	0	7	1942	3	6490	0	0	8305 21ST AVE NE
4	510140	0589	7/29/2005	\$515,000	1160	840	7	1906	4	9082	0	0	8501 RAVENNA AVE NE
4	510140	2093	6/10/2004	\$285,000	1160	1130	7	1965	3	4224	0	0	2316 NE 88TH ST
4	343550	0120	4/26/2005	\$355,000	1180	220	7	1942	5	6400	0	0	2121 NE 75TH ST
4	681460	0062	9/9/2004	\$415,000	1180	300	7	1998	3	2250	0	0	1402 NE 70TH ST
4	717530	0025	8/9/2005	\$426,000	1180	190	7	1946	4	4500	0	0	7047 RAVENNA AVE NE
4	723760	0175	6/1/2005	\$479,950	1180	0	7	1929	4	3800	0	0	7712 18TH AVE NE
4	318660	0315	10/18/2006	\$435,000	1190	0	7	1937	4	5116	0	0	7701 21ST AVE NE
4	318810	0505	1/25/2005	\$322,000	1190	0	7	1942	4	6050	0	0	8225 RAVENNA AVE NE
4	275520	0150	2/9/2004	\$310,000	1200	800	7	1925	3	5560	0	0	6828 20TH AVE NE
4	318710	0010	11/9/2004	\$437,500	1200	970	7	1932	4	3680	0	0	8102 21ST AVE NE
4	954720	0500	12/21/2004	\$448,650	1200	0	7	1913	4	3570	0	0	6519 17TH AVE NE
4	954720	1560	4/13/2004	\$265,500	1200	500	7	1912	5	4590	0	0	6851 20TH AVE NE
4	288770	3105	6/18/2004	\$429,500	1210	930	7	1942	5	5700	0	0	7717 17TH AVE NE
4	297980	0265	9/24/2004	\$417,000	1210	810	7	1925	4	5500	0	0	1226 NE 77TH ST
4	954720	2340	9/9/2005	\$455,000	1210	0	7	1919	4	4590	0	0	6848 16TH AVE NE
4	109300	0140	1/25/2006	\$549,000	1220	620	7	1910	5	5073	0	0	6831 24TH AVE NE
4	288770	0905	6/17/2004	\$335,000	1220	680	7	1927	4	2850	0	0	8042 19TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	318810	0020	3/7/2005	\$393,000	1220	1000	7	1942	4	6490	0	0	8232 20TH AVE NE
4	952810	2140	10/5/2005	\$405,000	1220	0	7	1913	4	4120	0	0	824 NE 69TH ST
4	052504	9109	7/7/2006	\$471,000	1240	0	7	1924	4	4080	0	0	1276 NE 69TH ST
4	508140	0365	9/15/2004	\$303,000	1240	0	7	1986	4	2350	0	0	7519 25TH AVE NE
4	525730	0075	8/29/2006	\$523,000	1240	1190	7	1924	4	4974	0	0	7711 15TH AVE NE
4	717730	0295	6/15/2004	\$299,950	1240	600	7	1952	3	5665	0	0	7357 23RD AVE NE
4	726620	0050	2/17/2006	\$453,000	1240	450	7	1906	4	3800	0	0	7520 18TH AVE NE
4	954720	1165	4/26/2004	\$407,000	1240	0	7	1910	4	3060	0	0	6540 19TH AVE NE
4	318810	0400	8/30/2005	\$400,000	1250	0	7	1942	4	6041	0	0	2130 NE 83RD ST
4	921540	0105	1/4/2006	\$374,000	1250	0	7	1953	4	5963	0	0	7001 25TH AVE NE
4	954720	5380	11/22/2005	\$595,513	1250	990	7	2005	3	4025	2	0	7318 15TH AVE NE
4	324750	0200	4/15/2004	\$315,500	1260	0	7	1976	3	3840	0	0	6832 21ST AVE NE
4	508140	0025	6/28/2005	\$346,000	1260	0	7	1966	3	4080	0	0	7719 25TH AVE NE
4	952810	2996	1/9/2006	\$425,000	1260	820	7	1919	4	4500	0	0	6520 WEEDIN PL NE
4	954720	0770	9/8/2004	\$307,500	1260	0	7	1953	4	2652	0	0	6501 19TH AVE NE
4	954720	4275	4/3/2006	\$603,000	1260	660	7	1941	4	5100	2	0	7350 19TH AVE NE
4	288770	3075	8/19/2004	\$420,000	1270	0	7	1923	4	2850	0	0	7704 16TH AVE NE
4	288770	1800	7/23/2004	\$342,000	1280	770	7	1951	3	4301	0	0	8015 16TH AVE NE
4	508140	0363	7/13/2005	\$350,000	1280	0	7	1986	3	2350	0	0	7515 25TH AVE NE
4	525730	0050	4/13/2006	\$480,000	1280	650	7	1938	5	4971	0	0	7729 15TH AVE NE
4	525730	0050	12/22/2005	\$380,000	1280	650	7	1938	5	4971	0	0	7729 15TH AVE NE
4	318710	0165	6/9/2006	\$462,000	1290	200	7	1938	4	4582	0	0	2112 NE 80TH ST
4	682010	0055	12/2/2005	\$380,000	1290	0	7	1926	3	4536	0	0	1612 NE 75TH ST
4	717780	0105	9/1/2005	\$450,000	1290	0	7	1927	4	4416	0	0	7330 23RD AVE NE
4	052504	9112	3/22/2005	\$481,000	1300	730	7	1925	4	4080	0	0	1401 NE 70TH ST
4	726620	0015	4/19/2005	\$600,000	1300	170	7	1927	5	4117	0	0	7519 18TH AVE NE
4	726620	0015	12/1/2004	\$357,000	1300	170	7	1927	5	4117	0	0	7519 18TH AVE NE
4	954720	1770	6/4/2004	\$425,000	1300	0	7	1919	4	4386	0	0	6850 18TH AVE NE
4	716820	0080	12/9/2004	\$490,500	1310	0	7	1927	4	5504	0	0	7306 21ST AVE NE
4	723760	0120	7/24/2006	\$565,000	1310	910	7	1927	4	3588	0	0	7711 19TH AVE NE
4	723760	0120	5/11/2004	\$441,000	1310	910	7	1927	4	3588	0	0	7711 19TH AVE NE
4	723760	0080	7/17/2006	\$480,000	1320	0	7	1928	3	3588	0	0	7712 19TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	954720	0210	4/10/2006	\$640,000	1320	1290	7	1909	5	4080	0	0	6529 16TH AVE NE
4	954720	5460	11/23/2004	\$364,500	1330	0	7	1926	3	3500	2	0	7338 15TH AVE NE
4	318760	0190	6/11/2004	\$395,000	1340	1140	7	1940	4	7380	0	0	7735 RAVENNA AVE NE
4	681460	0015	11/29/2004	\$378,000	1340	0	7	1901	5	6960	0	0	7027 15TH AVE NE
4	510140	0643	1/9/2006	\$329,950	1340	0	7	2005	3	1337	0	0	8614B 23RD AVE NE
4	510140	0644	11/29/2005	\$329,950	1340	0	7	2005	3	1339	0	0	8614A 23RD AVE NE
4	717730	0625	4/28/2004	\$361,000	1350	430	7	1987	3	3090	0	0	7540 24TH AVE NE
4	288770	3250	8/15/2005	\$610,000	1360	860	7	1926	5	3587	0	0	7716 17TH AVE NE
4	681460	0320	6/7/2005	\$470,000	1360	150	7	1924	4	3040	0	0	7003 BROOKLYN AVE NE
4	954720	2520	6/20/2004	\$359,950	1360	0	7	1919	3	3060	0	0	1514 NE 68TH ST
4	288770	1661	4/27/2006	\$482,500	1380	720	7	1927	4	4301	0	0	8049 17TH AVE NE
4	952810	2890	12/16/2004	\$399,900	1380	0	7	2004	3	2114	0	0	832 NE 66TH ST
4	954720	2860	9/24/2004	\$315,000	1380	0	7	1926	3	3500	0	0	7036 15TH AVE NE
4	952810	2891	2/14/2005	\$359,900	1380	0	7	2004	3	1258	0	0	830 A NE 66TH ST
4	952810	2892	12/23/2004	\$354,900	1380	0	7	2004	3	1258	0	0	830 B NE 66TH ST
4	288770	1380	6/20/2006	\$499,000	1390	730	7	1926	4	2914	0	0	1712 NE 80TH ST
4	288770	2020	7/13/2004	\$365,000	1390	0	7	1927	4	2850	0	0	7721 16TH AVE NE
4	288770	3245	6/15/2004	\$429,950	1390	0	7	1927	4	3587	0	0	7720 17TH AVE NE
4	726620	0060	8/11/2005	\$527,000	1390	710	7	1926	4	3800	0	0	7512 18TH AVE NE
4	954720	4385	10/20/2006	\$474,000	1390	0	7	1927	3	4590	0	0	7329 20TH AVE NE
4	297980	0105	1/26/2004	\$365,000	1400	0	7	1928	3	3599	0	0	7710 14TH AVE NE
4	365870	0505	11/8/2004	\$382,500	1400	1000	7	1913	3	3060	0	0	1021 NE 70TH ST
4	365870	0750	11/15/2005	\$525,000	1410	0	7	1902	5	3570	0	0	1201 NE 69TH ST
4	365870	0750	10/25/2004	\$399,950	1410	0	7	1902	5	3570	0	0	1201 NE 69TH ST
4	682010	0005	12/13/2004	\$325,000	1410	0	7	1925	3	4496	0	0	7502 15TH AVE NE
4	723760	0070	11/3/2006	\$619,950	1410	400	7	1928	5	3588	0	0	7716 19TH AVE NE
4	723760	0070	4/13/2004	\$470,000	1410	400	7	1928	5	3588	0	0	7716 19TH AVE NE
4	952810	2640	12/26/2006	\$377,500	1410	300	7	1904	3	4634	0	0	6704 8TH AVE NE
4	000900	0025	4/22/2005	\$395,000	1420	0	7	1973	4	4635	0	0	7016 RAVENNA AVE NE
4	671670	0160	7/28/2005	\$450,000	1420	0	7	1907	4	3000	0	0	1021 NE 72ND ST
4	954720	5620	4/19/2004	\$384,000	1420	0	7	1927	4	3400	0	0	7343 16TH AVE NE
4	324750	0015	10/27/2004	\$429,950	1430	120	7	1929	4	5520	0	0	6850 20TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	288770	3115	6/9/2004	\$570,000	1440	1200	7	1926	5	5225	0	0	7721 17TH AVE NE
4	954720	1155	4/12/2006	\$481,000	1440	0	7	1910	4	3060	0	0	6534 19TH AVE NE
4	288770	1785	8/17/2005	\$415,000	1450	200	7	1927	4	4662	0	0	8003 16TH AVE NE
4	726620	0125	5/10/2006	\$560,000	1450	740	7	1927	4	3800	0	0	7516 19TH AVE NE
4	954720	1900	2/8/2006	\$506,000	1450	910	7	1927	4	4080	0	0	6813 19TH AVE NE
4	717530	0030	8/30/2004	\$450,000	1450	0	7	2004	3	2250	0	0	7049 A RAVENNA AVE NE
4	365870	0635	4/17/2006	\$610,000	1460	310	7	1924	5	4590	0	0	1211 NE 70TH ST
4	318810	0690	6/28/2006	\$464,950	1470	0	7	1942	5	6600	0	0	8225 22ND AVE NE
4	682010	0176	5/11/2005	\$369,950	1470	0	7	1923	4	3654	0	0	7516 15TH AVE NE
4	726620	0025	4/5/2005	\$525,000	1470	600	7	1927	5	4723	0	0	7511 18TH AVE NE
4	913710	1200	4/7/2006	\$550,000	1470	300	7	1924	5	4500	4	0	812 NE 72ND ST
4	954720	3710	5/17/2004	\$455,000	1470	720	7	1928	3	4080	0	0	7048 18TH AVE NE
4	954720	4010	6/23/2004	\$495,000	1470	250	7	1939	4	4080	0	0	7056 19TH AVE NE
4	954720	5610	3/20/2006	\$676,050	1470	740	7	1926	5	3400	0	0	7349 16TH AVE NE
4	288770	3001	10/26/2004	\$385,000	1480	0	7	1924	4	4305	0	0	7746 16TH AVE NE
4	297980	0060	3/26/2004	\$390,000	1480	0	7	1927	3	3798	0	0	7728 14TH AVE NE
4	052504	9100	1/23/2006	\$462,000	1490	0	7	1923	4	2975	0	0	1348 NE 68TH ST
4	682010	0006	6/11/2004	\$324,000	1490	0	7	1925	3	3024	0	0	7510 15TH AVE NE
4	954720	2810	9/6/2005	\$449,000	1490	1050	7	1925	4	4080	0	0	7016 15TH AVE NE
4	314260	0060	12/8/2004	\$415,000	1500	200	7	1940	4	4192	0	0	7533 18TH AVE NE
4	528220	0030	3/9/2004	\$471,500	1500	140	7	1926	5	3800	0	0	7538 14TH AVE NE
4	288770	3435	2/5/2004	\$390,000	1510	0	7	1928	4	4458	0	0	7756 19TH AVE NE
4	343550	0005	6/9/2004	\$410,000	1510	1080	7	1942	4	7200	0	0	7356 20TH AVE NE
4	052504	9152	10/27/2004	\$395,000	1530	0	7	1929	3	6071	0	0	7545 BROOKLYN AVE NE
4	365870	0705	1/9/2006	\$414,000	1530	0	7	1908	3	3060	0	0	1218 NE 69TH ST
4	288770	0995	3/16/2004	\$375,000	1540	400	7	1930	3	2850	0	0	8011 20TH AVE NE
4	314260	0245	7/8/2004	\$390,000	1540	0	7	1927	4	3325	0	0	7548 19TH AVE NE
4	716920	0185	7/21/2006	\$445,000	1540	0	7	1954	3	6732	0	0	6543 24TH AVE NE
4	314260	0175	5/3/2005	\$490,000	1560	200	7	1928	3	3515	0	0	7541 19TH AVE NE
4	318660	0450	10/15/2004	\$432,000	1560	200	7	1937	4	5083	0	0	7742 21ST AVE NE
4	717730	0665	12/15/2004	\$252,000	1560	0	7	2007	4	6180	0	0	7520 24TH AVE NE
4	717730	0665	10/14/2004	\$252,500	1560	0	7	2007	4	6180	0	0	7520 24TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	913710	2055	7/31/2006	\$502,500	1560	0	7	1902	4	6000	0	0	819 NE 71ST ST
4	288770	3326	10/18/2006	\$575,000	1600	590	7	1928	4	2946	0	0	1715 NE 80TH ST
4	324750	0005	2/9/2005	\$366,000	1600	120	7	1919	3	7038	0	0	6858 20TH AVE NE
4	954720	1960	8/22/2005	\$612,500	1600	400	7	1926	4	4080	0	0	6816 17TH AVE NE
4	288770	1381	6/29/2006	\$437,000	1610	160	7	1926	4	2914	0	0	1716 NE 80TH ST
4	913710	0675	11/15/2006	\$390,000	1610	1060	7	1923	4	6000	0	0	912 NE 73RD ST
4	318810	0007	4/21/2005	\$365,000	1610	0	7	2002	3	1178	0	0	2007 NE 85TH ST
4	318810	0008	12/6/2005	\$393,500	1610	0	7	2002	3	1335	0	0	2007 NE 85TH ST
4	528220	0035	4/8/2005	\$449,500	1620	360	7	1927	4	3800	0	0	7607 15TH AVE NE
4	288770	1535	10/20/2004	\$400,000	1630	0	7	1923	3	4275	0	0	8024 16TH AVE NE
4	314260	0140	3/1/2004	\$328,000	1630	0	7	1927	3	2850	0	0	7532 18TH AVE NE
4	314260	0200	8/23/2006	\$580,000	1640	0	7	1927	4	3515	0	0	7549 19TH AVE NE
4	508140	0355	11/21/2006	\$410,000	1640	0	7	1970	3	3751	0	0	7531 25TH AVE NE
4	913710	1296	8/22/2005	\$475,000	1640	0	7	1913	3	4500	0	0	818 NE 71ST ST
4	726620	0090	11/17/2004	\$473,000	1650	740	7	1927	4	3800	0	0	7515 19TH AVE NE
4	913710	1265	6/25/2004	\$476,000	1650	1120	7	1909	5	4000	0	0	819 NE 72ND ST
4	052504	9058	11/15/2005	\$428,500	1660	260	7	1910	3	5390	0	0	1229 NE 69TH ST
4	297980	0040	2/18/2004	\$400,000	1660	0	7	1927	5	3798	0	0	7738 14TH AVE NE
4	297980	0290	9/22/2004	\$510,000	1660	1090	7	1928	4	7021	0	0	7721 14TH AVE NE
4	318660	0690	6/8/2004	\$411,000	1670	0	7	1942	5	6180	0	0	7726 24TH AVE NE
4	954720	0290	7/23/2004	\$352,000	1670	0	7	1915	3	3600	0	0	1600 NE 65TH ST
4	288770	3345	6/21/2004	\$513,500	1690	0	7	1927	5	3800	0	0	7752 18TH AVE NE
4	954720	4095	10/23/2006	\$510,000	1690	400	7	1946	3	7140	0	0	7021 20TH AVE NE
4	314260	0165	11/3/2005	\$585,000	1700	0	7	1928	5	3515	0	0	7539 19TH AVE NE
4	314260	0165	4/22/2004	\$535,000	1700	0	7	1928	5	3515	0	0	7539 19TH AVE NE
4	717530	0050	8/12/2005	\$472,000	1710	0	7	1926	4	4950	0	0	2111 NE 73RD ST
4	954720	4650	6/9/2005	\$500,000	1710	0	7	1994	3	3060	0	0	7343 19TH AVE NE
4	682010	0100	12/13/2004	\$645,000	1750	920	7	1940	5	6048	0	0	1545 NE 76TH ST
4	052504	9118	10/12/2004	\$439,000	1770	300	7	1925	4	3344	0	0	1326 NE 68TH ST
4	314260	0355	8/1/2006	\$468,000	1780	0	7	1928	4	3830	0	0	7549 20TH AVE NE
4	671670	0720	7/22/2005	\$545,000	1780	1200	7	1925	4	4500	0	0	7315 12TH AVE NE
4	671670	0720	3/29/2004	\$469,500	1780	1200	7	1925	4	4500	0	0	7315 12TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	297980	0070	3/15/2006	\$675,000	1790	1180	7	2001	3	3798	0	0	7724 14TH AVE NE
4	954720	3050	8/19/2005	\$690,000	1790	0	7	1920	5	4590	2	0	7012 16TH AVE NE
4	052504	9079	8/1/2006	\$370,000	1800	0	7	1915	4	4375	0	0	1324 NE 68TH ST
4	203850	0190	1/26/2006	\$584,000	1830	980	7	1929	3	5600	0	0	6528 20TH AVE NE
4	954720	0790	3/19/2004	\$374,950	1830	940	7	1909	4	4500	0	0	1806 NE 65TH ST
4	510140	2110	6/22/2004	\$371,500	1890	0	7	1931	5	6332	0	0	8801 RAVENNA AVE NE
4	318660	0545	5/10/2004	\$465,000	1950	0	7	1937	5	4000	0	0	7700 21ST AVE NE
4	717730	0335	12/13/2005	\$471,500	1990	600	7	1963	3	4799	0	0	7334 23RD AVE NE
4	510140	0543	3/21/2006	\$460,000	2003	0	7	1946	5	6380	0	0	2319 NE 86TH ST
4	954720	2130	10/4/2004	\$500,000	2030	0	7	1928	4	4080	0	0	6827 18TH AVE NE
4	952810	3010	6/17/2004	\$445,000	2090	480	7	1992	3	4636	0	0	815 NE 66TH ST
4	954720	2265	11/18/2004	\$435,000	2100	360	7	1910	5	4182	0	0	6816 16TH AVE NE
4	717530	0100	1/24/2006	\$505,000	2110	0	7	1992	3	3750	0	0	7040 21ST AVE NE
4	954720	2120	9/2/2005	\$480,000	2110	400	7	1914	5	4080	0	0	6831 18TH AVE NE
4	753730	0110	7/28/2005	\$535,000	2130	760	7	1906	4	3800	0	0	7515 14TH AVE NE
4	726620	0035	5/26/2004	\$410,280	2150	0	7	1965	3	6180	0	0	7503 18TH AVE NE
4	721440	0065	6/8/2005	\$539,000	2360	200	7	1981	3	5562	0	0	6824 23RD AVE NE
4	510140	2072	4/13/2005	\$345,000	2370	0	7	1968	3	5413	0	0	8806 23RD AVE NE
4	510140	0740	2/7/2005	\$438,000	3160	0	7	1967	4	4930	0	0	8625 23RD AVE NE
4	510140	2002	2/6/2006	\$435,000	3570	0	7	1972	3	6720	0	0	8821 23RD AVE NE
4	717370	0523	6/4/2004	\$412,000	960	760	8	1954	4	5500	0	0	7519 RAVENNA AVE NE
4	954720	1600	5/3/2005	\$537,350	1010	500	8	1932	4	3060	0	0	6835 20TH AVE NE
4	682010	0270	8/6/2005	\$434,950	1030	700	8	1950	3	5068	0	0	1627 NE 77TH ST
4	954720	2040	6/20/2006	\$600,000	1080	880	8	1928	4	4080	0	0	6850 17TH AVE NE
4	954720	4155	7/7/2005	\$449,000	1120	840	8	1957	3	4000	0	0	1906 NE 73RD ST
4	954720	4155	4/12/2004	\$350,000	1120	840	8	1957	3	4000	0	0	1906 NE 73RD ST
4	288770	1270	7/18/2005	\$461,687	1180	600	8	1946	3	5795	0	0	1815 NE 82ND ST
4	288770	3465	10/20/2006	\$560,000	1190	560	8	1929	4	2850	0	0	7738 19TH AVE NE
4	954720	5040	3/18/2004	\$420,000	1200	0	8	1931	3	3570	0	0	7310 16TH AVE NE
4	288770	1041	6/16/2004	\$369,000	1220	300	8	1950	3	5225	0	0	8039 20TH AVE NE
4	717730	0240	4/4/2005	\$380,000	1250	0	8	1976	3	3162	0	0	7332 1/2 RAVENNA AVE NE
4	952810	2772	2/7/2006	\$402,001	1270	0	8	2000	3	1372	0	0	846 NE 67TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	508140	0360	9/14/2004	\$290,290	1300	0	8	1961	3	5610	0	0	7523 25TH AVE NE
4	954720	4690	6/16/2005	\$542,500	1340	0	8	1931	4	4080	2	0	7317 19TH AVE NE
4	954720	4700	6/15/2006	\$639,950	1430	0	8	1929	4	4080	2	0	7315 19TH AVE NE
4	288770	1000	5/25/2006	\$600,000	1440	720	8	1931	5	2850	0	0	8013 20TH AVE NE
4	288770	1000	8/11/2005	\$594,000	1440	720	8	1931	5	2850	0	0	8013 20TH AVE NE
4	288770	1000	12/20/2004	\$345,000	1440	720	8	1931	5	2850	0	0	8013 20TH AVE NE
4	954720	4905	8/31/2005	\$499,000	1440	410	8	1929	4	4080	0	0	7345 18TH AVE NE
4	954720	4905	3/2/2004	\$410,000	1440	410	8	1929	4	4080	0	0	7345 18TH AVE NE
4	052504	9136	3/2/2005	\$420,000	1460	160	8	1929	4	3800	0	0	7550 BROOKLYN AVE NE
4	726620	0110	9/1/2004	\$515,000	1460	530	8	1926	4	3800	0	0	7528 19TH AVE NE
4	297980	0280	7/18/2006	\$515,000	1480	310	8	1928	4	6674	0	0	7717 14TH AVE NE
4	318660	0160	10/20/2005	\$495,000	1480	990	8	1931	3	3900	0	0	2010 NE 80TH ST
4	726620	0020	5/2/2005	\$526,000	1480	120	8	1927	3	4720	0	0	7515 18TH AVE NE
4	954720	0720	4/13/2006	\$460,000	1480	0	8	1909	4	3060	0	0	6531 18TH AVE NE
4	954720	3145	12/10/2004	\$405,000	1480	600	8	1949	4	6120	0	0	1605 NE 73RD ST
4	954720	5180	5/19/2006	\$631,000	1510	790	8	2002	3	3060	0	0	7349 17TH AVE NE
4	952810	2770	2/18/2004	\$342,500	1540	0	8	2000	3	2050	0	0	842 NE 67TH ST
4	954720	2010	7/14/2006	\$725,000	1540	0	8	1927	5	4080	0	0	6836 17TH AVE NE
4	288770	3185	1/3/2006	\$528,000	1550	0	8	1932	4	2946	0	0	1707 NE 80TH ST
4	318660	0105	6/19/2006	\$614,000	1550	360	8	1930	5	4604	0	0	8019 21ST AVE NE
4	681460	0355	7/14/2006	\$539,000	1550	0	8	1931	4	3360	0	0	7018 12TH AVE NE
4	954720	1635	8/16/2004	\$491,000	1560	300	8	1929	4	5100	0	0	6815 20TH AVE NE
4	954720	1930	3/25/2005	\$585,000	1560	300	8	1936	4	4590	0	0	1712 NE 68TH ST
4	288770	1470	5/24/2006	\$439,000	1570	0	8	1954	3	5890	0	0	1715 NE 82ND ST
4	288770	1470	12/1/2004	\$360,000	1570	0	8	1954	3	5890	0	0	1715 NE 82ND ST
4	318660	0130	4/28/2004	\$458,200	1570	0	8	1930	4	4200	0	0	2012 NE 80TH ST
4	954720	4230	6/6/2005	\$625,000	1600	710	8	1941	4	5100	0	0	7330 19TH AVE NE
4	954720	0875	8/22/2005	\$660,000	1620	310	8	1910	5	4080	0	0	6538 18TH AVE NE
4	288770	1095	12/14/2004	\$579,000	1640	300	8	1930	4	3325	2	0	8048 18TH AVE NE
4	314260	0090	12/13/2006	\$625,000	1660	1000	8	1930	4	3800	0	0	7550 18TH AVE NE
4	954720	4890	3/25/2005	\$585,000	1700	200	8	1929	4	3774	0	0	7351 18TH AVE NE
4	954720	4890	9/21/2004	\$457,500	1700	200	8	1929	4	3774	0	0	7351 18TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	954720	2515	9/26/2005	\$680,000	1750	550	8	2002	3	3060	0	0	1518 NE 68TH ST
4	952810	3050	6/19/2006	\$650,000	1790	590	8	1910	4	4636	0	0	831 NE 66TH ST
4	288770	1161	5/25/2006	\$607,000	1810	100	8	1927	4	4275	0	0	8008 18TH AVE NE
4	954720	3060	8/3/2004	\$649,000	1810	380	8	1986	3	4590	2	0	7014 16TH AVE NE
4	954720	4265	7/5/2005	\$645,000	1810	250	8	1941	4	5100	0	0	7346 19TH AVE NE
4	954720	4265	5/4/2004	\$560,000	1810	250	8	1941	4	5100	0	0	7346 19TH AVE NE
4	275470	0020	4/13/2005	\$549,950	1810	0	8	2004	3	3271	0	0	7019 RAVENNA AVE NE
4	954720	0620	3/7/2005	\$699,950	1850	0	8	1914	5	6120	0	0	6534 17TH AVE NE
4	954720	0620	3/31/2004	\$425,000	1850	0	8	1914	5	6120	0	0	6534 17TH AVE NE
4	318660	0525	5/23/2006	\$570,000	1880	620	8	1931	4	4200	0	0	7710 21ST AVE NE
4	288770	3066	9/7/2004	\$650,000	2000	0	8	2001	3	3800	0	0	7708 16TH AVE NE
4	954720	0815	8/5/2005	\$745,000	2000	0	8	1922	4	4080	0	0	6514 18TH AVE NE
4	954720	1870	5/19/2004	\$565,000	2070	1120	8	1926	4	4590	0	0	6827 19TH AVE NE
4	288770	0580	7/3/2006	\$540,000	2070	0	8	2001	3	3287	0	0	8217 18TH AVE NE
4	954720	0930	8/30/2004	\$740,000	2130	940	8	1915	5	4080	0	0	6557 19TH AVE NE
4	365870	0760	9/10/2004	\$487,500	2140	1050	8	1924	5	4590	0	0	1202 NE 68TH ST
4	726620	0070	11/17/2006	\$755,756	2160	1240	8	1931	5	5825	0	0	1800 NE 75TH ST
4	288770	3040	2/2/2006	\$664,500	2380	0	8	1995	3	5700	0	0	7722 16TH AVE NE
4	324750	0180	10/17/2006	\$319,950	2510	0	8	2007	3	3840	0	0	6842 21ST AVE NE
4	288770	1975	10/26/2005	\$530,000	2520	1280	8	1909	5	5130	0	0	7702 15TH AVE NE
4	913710	1111	10/10/2005	\$550,000	2570	0	8	2002	3	4900	6	0	7208 8TH AVE NE
4	671670	0296	8/7/2006	\$560,000	2570	0	8	2000	3	3000	0	0	1025 NE 73RD ST
4	318660	0320	6/8/2005	\$647,500	2620	800	8	1941	4	6350	0	0	7700 20TH AVE NE
4	952810	2585	11/9/2006	\$580,000	2640	760	8	2006	3	4295	0	0	6718 8TH AVE NE
4	288770	1203	2/1/2006	\$652,000	1970	0	9	2003	3	2869	0	0	8017 19TH AVE NE
4	288770	1203	1/24/2005	\$589,000	1970	0	9	2003	3	2869	0	0	8017 19TH AVE NE
4	288770	1203	2/19/2004	\$539,950	1970	0	9	2003	3	2869	0	0	8017 19TH AVE NE
4	954720	1300	6/1/2005	\$621,950	2020	1050	9	1930	4	4590	0	0	6515 20TH AVE NE
4	954720	4735	5/27/2005	\$370,000	2090	540	9	2007	3	3060	0	0	1708 NE 73RD ST
4	682010	0335	7/13/2005	\$625,000	2280	0	9	2001	3	5040	0	0	1513 NE 77TH ST
4	318810	0250	3/23/2006	\$767,500	2530	0	9	2002	3	6044	0	0	2209 NE 82ND ST
4	318810	0250	11/16/2004	\$665,000	2530	0	9	2002	3	6044	0	0	2209 NE 82ND ST

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**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	109300	0025	5/5/2005	\$530,000	2660	980	9	2006	3	4505	0	0	6840 RAVENNA AVE NE
4	717730	0406	6/28/2005	\$300,000	2760	960	9	2007	3	6600	0	0	2309 NE 77TH ST
4	275520	0080	3/10/2005	\$290,000	3210	470	9	2007	3	5376	0	0	6819 21ST AVE NE
4	324750	0065	3/11/2005	\$292,000	3210	470	9	2007	3	5120	0	0	6831 21ST AVE NE
4	682010	0225	4/21/2004	\$732,450	2270	1070	10	2003	3	5702	0	0	1534 NE 76TH ST
4	682010	0230	4/21/2004	\$720,000	2310	1070	10	2003	3	5702	0	0	1540 NE 76TH ST
4	954720	4185	1/4/2006	\$942,390	2760	1000	10	2005	3	6120	0	0	7312 19TH AVE NE
4	717370	0838	2/28/2006	\$775,000	2950	0	10	2005	3	6180	0	0	6824 24TH AVE NE
4	954720	3805	6/7/2006	\$925,000	3040	0	10	2006	3	6120	0	0	7031 19TH AVE NE
5	792010	0110	3/4/2004	\$285,000	720	0	6	1925	4	5250	0	0	6837 27TH AVE NE
5	792010	0065	4/21/2006	\$320,000	730	0	6	1950	3	5304	0	0	6832 25TH AVE NE
5	510140	2462	7/19/2005	\$269,950	750	0	6	1952	4	5413	0	0	9021 25TH AVE NE
5	565310	0100	8/4/2005	\$362,000	750	530	6	1944	5	5016	0	0	9008 30TH AVE NE
5	536320	0129	5/6/2004	\$320,000	790	390	6	1943	3	5100	0	0	3231 NE 86TH ST
5	536320	0266	8/2/2005	\$389,900	880	500	6	1937	5	5029	0	0	3039 NE 90TH ST
5	369290	0010	6/19/2006	\$407,500	930	0	6	1918	5	3150	0	0	6822 27TH AVE NE
5	536320	0111	5/12/2006	\$337,000	960	0	6	1943	3	5100	0	0	3248 NE 86TH ST
5	510140	2479	10/28/2004	\$279,950	1000	180	6	1911	3	5388	0	0	9112 23RD AVE NE
5	797720	1305	4/21/2006	\$468,000	1000	0	6	1928	4	6120	0	0	7540 33RD AVE NE
5	792010	0084	7/19/2005	\$265,000	1010	0	6	1904	4	1938	0	0	6856 25TH AVE NE
5	797720	0280	3/15/2005	\$412,000	1060	730	6	2005	3	5610	0	0	7533 31ST AVE NE
5	797720	0280	9/16/2004	\$307,000	1060	730	6	2005	3	5610	0	0	7533 31ST AVE NE
5	549920	0085	8/25/2006	\$394,085	1130	580	6	1909	4	3800	0	0	7051 34TH AVE NE
5	797720	0970	5/18/2006	\$405,000	1190	0	6	1948	4	4590	0	0	7702 32ND AVE NE
5	565260	0947	10/25/2006	\$450,000	1200	1200	6	1959	4	7056	0	0	2735 NE 94TH ST
5	565260	0947	4/17/2006	\$336,001	1200	1200	6	1959	4	7056	0	0	2735 NE 94TH ST
5	565260	0145	7/23/2004	\$329,950	730	720	7	1923	4	5289	0	0	9102 32ND AVE NE
5	510140	2435	10/10/2006	\$310,000	770	770	7	1954	3	4766	0	0	9004 RAVENNA AVE NE
5	797720	1430	5/18/2004	\$342,000	800	340	7	1942	4	5100	0	0	7703 34TH AVE NE
5	565260	0410	3/8/2004	\$277,500	810	0	7	1940	4	5155	0	0	3011 NE 95TH ST
5	921290	0305	5/14/2004	\$391,000	820	610	7	1942	4	6000	0	0	3134 NE 84TH ST
5	921290	0400	8/19/2005	\$419,000	830	170	7	1942	4	6000	0	0	3159 NE 84TH ST

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**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	921290	0400	9/21/2004	\$336,500	830	170	7	1942	4	6000	0	0	3159 NE 84TH ST
5	921290	0235	7/14/2004	\$350,000	840	600	7	1942	4	6000	0	0	3135 NE 85TH ST
5	921440	0120	3/26/2004	\$322,000	850	290	7	1947	3	5720	0	0	7270 27TH AVE NE
5	921290	0260	10/26/2004	\$325,000	860	300	7	1942	4	6000	0	0	3165 NE 85TH ST
5	921290	0910	10/13/2004	\$325,000	860	490	7	1942	3	7954	0	0	3405 NE 84TH ST
5	921290	0925	6/7/2005	\$405,000	860	600	7	1942	4	6900	0	0	8226 34TH AVE NE
5	921290	0950	5/15/2006	\$462,000	860	200	7	1941	5	6900	0	0	8110 34TH AVE NE
5	921440	0426	3/3/2004	\$374,500	860	860	7	1947	4	4559	0	0	7022 28TH AVE NE
5	921290	0860	8/10/2005	\$434,000	870	400	7	1941	4	6000	0	0	3220 NE 80TH ST
5	332750	0070	5/18/2006	\$523,000	880	850	7	1947	4	8280	4	0	2571 NE 83RD ST
5	549920	0020	6/28/2004	\$386,500	880	880	7	1947	4	3800	0	0	7044 34TH AVE NE
5	797720	1115	7/20/2004	\$320,500	880	0	7	1949	3	4590	0	0	7520 32ND AVE NE
5	921290	0090	7/30/2004	\$383,100	880	300	7	1942	4	6000	0	0	8026 30TH AVE NE
5	921290	0115	3/23/2004	\$380,000	880	880	7	1942	4	6000	0	0	8409 31ST AVE NE
5	921290	0940	12/15/2005	\$349,950	880	0	7	1941	4	6900	0	0	8204 34TH AVE NE
5	921440	0010	3/1/2006	\$400,000	890	0	7	1947	4	5184	0	0	7269 27TH AVE NE
5	042504	9079	7/15/2005	\$325,000	900	0	7	1939	3	7004	0	0	3301 NE 75TH ST
5	536320	0179	9/21/2006	\$359,950	900	0	7	1947	3	7752	0	0	3011 NE 87TH ST
5	797720	1685	7/29/2005	\$330,000	900	0	7	1952	4	4080	0	0	7737 35TH AVE NE
5	565260	1385	5/13/2004	\$320,000	910	0	7	1965	3	6786	0	0	2554 NE 91ST ST
5	717020	0125	8/1/2006	\$478,000	910	420	7	1947	4	3800	0	0	7016 34TH AVE NE
5	717020	0125	7/22/2005	\$428,000	910	420	7	1947	4	3800	0	0	7016 34TH AVE NE
5	536320	0257	5/17/2006	\$435,000	920	0	7	1947	5	4981	0	0	3033 NE 90TH ST
5	565260	1045	8/17/2004	\$300,000	920	920	7	1939	3	7734	0	0	2755 NE 95TH ST
5	740970	0665	5/24/2004	\$354,500	920	0	7	1928	4	4000	0	0	6507 32ND AVE NE
5	921290	0045	5/13/2004	\$367,000	920	450	7	1942	4	6000	0	0	8216 30TH AVE NE
5	921440	0020	6/16/2006	\$424,950	920	600	7	1947	3	5184	0	0	7257 27TH AVE NE
5	797720	0980	3/22/2004	\$279,500	940	0	7	1943	4	4590	0	0	7703 33RD AVE NE
5	127930	0040	6/4/2004	\$474,950	950	950	7	1946	5	6000	0	0	6507 28TH AVE NE
5	536320	0126	3/10/2005	\$365,000	950	100	7	1928	4	5100	0	0	3227 NE 86TH ST
5	797720	0430	4/28/2006	\$447,000	950	500	7	1953	4	5100	0	0	7503 32ND AVE NE
5	253830	0035	6/8/2006	\$531,000	960	960	7	1949	4	5304	0	0	6529 27TH AVE NE

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**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	510140	2486	7/25/2005	\$439,900	960	640	7	1950	4	6235	0	0	2318 NE 91ST ST
5	510140	2486	4/19/2004	\$399,000	960	640	7	1950	4	6235	0	0	2318 NE 91ST ST
5	604940	0010	6/6/2005	\$367,000	960	0	7	1962	3	7680	0	0	8253 30TH AVE NE
5	741020	0080	5/10/2004	\$362,000	970	1000	7	1941	4	6016	0	0	6836 34TH AVE NE
5	921290	0865	3/17/2005	\$360,000	970	600	7	1941	4	6000	0	0	3300 NE 80TH ST
5	921440	0350	5/25/2006	\$485,000	970	0	7	1947	4	5742	0	0	7036 27TH AVE NE
5	332750	0025	3/23/2004	\$355,000	980	980	7	1947	3	6000	0	0	2569 NE 85TH ST
5	536320	0269	8/2/2004	\$325,000	980	0	7	1942	4	6281	0	0	3012 NE 89TH ST
5	740970	0380	5/1/2004	\$460,000	980	980	7	1938	5	4756	0	0	6557 30TH AVE NE
5	042504	9049	12/4/2006	\$594,000	990	990	7	2006	3	6342	0	0	2610 NE 65TH ST
5	042504	9049	4/18/2006	\$332,000	990	990	7	2006	3	6342	0	0	2610 NE 65TH ST
5	329080	0190	8/4/2006	\$435,000	990	750	7	1961	4	4120	0	0	7328 34TH AVE NE
5	042504	9114	1/7/2005	\$415,000	1010	1010	7	1947	4	6386	0	0	2515 NE 68TH ST
5	565310	0105	10/19/2004	\$394,950	1010	0	7	1950	3	10218	0	0	2750 NE 90TH ST
5	043900	0055	8/24/2004	\$372,000	1020	700	7	1954	4	6756	0	0	8626 25TH AVE NE
5	043900	0400	11/10/2006	\$435,000	1020	0	7	1951	4	6000	0	0	2710 NE 87TH ST
5	043900	0400	2/21/2005	\$374,000	1020	0	7	1951	4	6000	0	0	2710 NE 87TH ST
5	565260	0559	11/28/2005	\$395,000	1020	0	7	1949	4	6120	0	0	9205 32ND AVE NE
5	740970	0540	5/20/2005	\$567,500	1020	460	7	1920	5	6800	0	0	6528 30TH AVE NE
5	769710	0030	10/30/2006	\$433,000	1020	500	7	1946	4	5910	0	0	3026 NE 85TH ST
5	797720	0700	4/1/2004	\$353,500	1020	780	7	1958	3	4080	0	0	7729 32ND AVE NE
5	797720	1395	7/12/2005	\$439,950	1020	190	7	1950	4	5100	0	0	7559 34TH AVE NE
5	549920	0030	8/24/2005	\$396,000	1030	360	7	1916	4	3800	0	0	7036 34TH AVE NE
5	797720	0505	9/9/2005	\$365,500	1030	0	7	1939	4	6120	0	0	7542 31ST AVE NE
5	042504	9128	3/7/2006	\$430,000	1040	800	7	1947	4	6324	0	0	2505 NE 68TH ST
5	921540	0195	5/26/2005	\$373,500	1040	650	7	1954	3	5100	0	0	7012 25TH AVE NE
5	254570	0160	7/31/2006	\$490,000	1050	1050	7	1940	3	6060	0	0	2760 NE 88TH ST
5	510140	4254	10/12/2005	\$360,000	1050	440	7	1986	3	5491	0	0	2335 NE 94TH ST
5	740970	0425	10/5/2004	\$406,000	1050	500	7	1925	4	5850	0	0	6521 30TH AVE NE
5	921290	0620	11/18/2004	\$440,000	1050	880	7	1942	4	6000	0	0	3109 NE 82ND ST
5	921440	0115	6/27/2006	\$450,000	1050	760	7	1947	4	6106	0	0	7276 27TH AVE NE
5	127930	0025	12/18/2006	\$599,950	1060	820	7	1945	5	5000	0	0	6506 27TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	127930	0025	7/10/2006	\$440,000	1060	820	7	1945	5	5000	0	0	6506 27TH AVE NE
5	043900	0045	10/21/2006	\$476,000	1070	680	7	1957	3	6002	0	0	8706 25TH AVE NE
5	043900	0050	8/24/2005	\$365,000	1070	730	7	1957	3	6235	0	0	8700 25TH AVE NE
5	254570	0135	4/30/2004	\$345,000	1070	400	7	1941	4	6262	0	0	2733 NE 89TH ST
5	717020	0140	4/27/2004	\$435,000	1070	1000	7	1947	5	5795	0	0	7002 34TH AVE NE
5	741020	0035	6/26/2006	\$425,000	1070	240	7	1942	3	5376	0	0	6837 35TH AVE NE
5	508140	0700	7/13/2006	\$580,000	1080	1080	7	1939	4	5550	4	0	7537 30TH AVE NE
5	508140	0700	3/2/2005	\$486,700	1080	1080	7	1939	4	5550	4	0	7537 30TH AVE NE
5	510140	4238	6/6/2005	\$372,000	1080	770	7	1961	4	8120	0	0	2309 NE 94TH ST
5	740970	0725	5/12/2006	\$461,000	1080	560	7	1924	4	5000	0	0	6520 31ST AVE NE
5	797720	0640	8/28/2005	\$344,400	1080	780	7	1967	3	3060	0	0	7707 32ND AVE NE
5	369290	0315	1/29/2004	\$350,000	1090	850	7	1940	4	5200	0	0	6810 29TH AVE NE
5	510140	2494	1/10/2006	\$342,000	1090	0	7	1952	4	6380	0	0	2335 NE 92ND ST
5	510140	4260	3/25/2004	\$379,950	1090	860	7	1955	4	6160	0	0	2334 NE 92ND ST
5	536320	0155	8/4/2006	\$325,000	1090	0	7	1929	2	7107	0	0	8512 30TH AVE NE
5	565260	1195	2/7/2005	\$319,500	1090	0	7	1961	5	8588	0	0	2519 NE 95TH ST
5	565260	1195	2/7/2005	\$319,500	1090	0	7	1961	5	8588	0	0	2519 NE 95TH ST
5	127930	0010	5/24/2004	\$380,000	1100	860	7	1945	3	5000	0	0	6522 27TH AVE NE
5	510140	4236	7/15/2005	\$378,000	1100	500	7	1940	4	8120	0	0	2301 NE 94TH ST
5	510140	4236	6/10/2004	\$356,000	1100	500	7	1940	4	8120	0	0	2301 NE 94TH ST
5	741020	0040	9/19/2005	\$389,000	1100	0	7	1942	4	5376	0	0	6831 35TH AVE NE
5	508140	0420	7/13/2005	\$399,950	1120	500	7	1926	4	5100	0	0	7501 26TH AVE NE
5	565260	1120	6/23/2004	\$341,000	1120	450	7	1957	3	6720	0	0	9412 25TH AVE NE
5	565260	1185	8/29/2005	\$429,000	1120	870	7	1985	3	9366	0	0	2545 NE 95TH ST
5	741020	0150	7/14/2005	\$490,000	1120	100	7	1941	3	5632	0	0	6827 34TH AVE NE
5	369290	0305	11/8/2006	\$495,000	1130	200	7	1949	4	5700	4	0	6812 29TH AVE NE
5	043900	0510	2/21/2006	\$406,000	1140	0	7	1951	3	6000	0	0	2705 NE 87TH ST
5	797720	0405	5/20/2004	\$327,900	1140	450	7	1942	4	5100	0	0	7512 31ST AVE NE
5	043900	0075	5/23/2006	\$430,000	1150	580	7	1958	3	6240	0	0	8604 25TH AVE NE
5	254570	0145	4/28/2005	\$399,950	1150	1150	7	1941	4	6262	0	0	2745 NE 89TH ST
5	676920	0006	10/26/2004	\$300,000	1150	0	7	1950	4	5520	0	0	2505 NE 82ND ST
5	797720	0455	11/4/2004	\$452,000	1150	1150	7	1953	5	5100	0	0	7530 31ST AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	565260	0010	1/25/2005	\$364,000	1170	770	7	1956	3	5390	0	0	3249 NE 91ST ST
5	510140	2480	5/16/2006	\$439,500	1175	755	7	1955	4	7179	0	0	2311 NE 92ND ST
5	042504	9134	10/12/2005	\$389,000	1180	0	7	1950	4	5050	0	0	6533 26TH AVE NE
5	042504	9134	4/15/2004	\$335,000	1180	0	7	1950	4	5050	0	0	6533 26TH AVE NE
5	043800	0070	7/10/2006	\$570,000	1180	850	7	1954	4	5720	0	0	8033 28TH AVE NE
5	510140	2418	5/4/2005	\$361,001	1180	0	7	1950	3	5381	0	0	2309 NE 91ST ST
5	536320	0150	12/30/2004	\$328,100	1180	0	7	1949	3	6120	0	0	3011 NE 86TH ST
5	797720	0595	11/22/2004	\$375,000	1180	0	7	1951	4	4590	0	0	7557 32ND AVE NE
5	565260	0946	4/25/2005	\$380,000	1190	740	7	1978	3	7056	0	0	2733 NE 94TH ST
5	043900	0460	10/3/2006	\$425,000	1200	0	7	1951	4	5460	0	0	8617 30TH AVE NE
5	797720	0590	1/8/2004	\$318,950	1200	0	7	1951	4	4590	0	0	7553 32ND AVE NE
5	921540	0157	2/14/2005	\$325,000	1200	0	7	1970	3	5100	0	0	7058 25TH AVE NE
5	792010	0075	1/16/2004	\$320,000	1220	980	7	1959	4	5100	0	0	6842 25TH AVE NE
5	740970	0025	10/10/2005	\$445,000	1230	1050	7	1960	3	4000	0	0	6841 32ND AVE NE
5	740970	0430	3/7/2006	\$600,000	1230	600	7	1926	5	5850	5	0	6515 30TH AVE NE
5	921290	0515	5/11/2005	\$540,000	1230	760	7	1942	5	6000	0	0	3143 NE 83RD ST
5	043800	0115	10/5/2005	\$550,000	1240	900	7	1958	5	5850	5	0	8053 30TH AVE NE
5	565260	1198	8/14/2006	\$565,000	1240	920	7	1950	4	8142	0	0	2501 NE 94TH ST
5	797720	1380	8/20/2004	\$400,000	1240	180	7	1941	4	5100	0	0	7547 34TH AVE NE
5	329080	0205	2/21/2006	\$447,000	1250	650	7	1985	3	4120	0	0	7312 34TH AVE NE
5	565260	0185	4/21/2005	\$562,500	1250	670	7	1923	4	10578	0	0	3225 NE 92ND ST
5	151380	0040	8/11/2005	\$457,500	1260	1260	7	1933	5	6717	0	0	2547 NE 85TH ST
5	510140	2140	10/19/2005	\$425,000	1260	1040	7	1957	3	4968	0	0	8711 25TH AVE NE
5	536320	0009	12/9/2005	\$369,000	1260	0	7	1953	4	5500	0	0	8916 32ND AVE NE
5	565260	1155	6/2/2004	\$420,000	1260	700	7	1960	5	6138	0	0	9403 27TH AVE NE
5	510140	2153	9/26/2006	\$420,000	1270	500	7	1955	3	8063	0	0	8917 25TH AVE NE
5	536320	0214	8/23/2004	\$392,000	1270	930	7	1968	3	4823	0	0	3007 NE 88TH ST
5	797720	1510	10/12/2006	\$567,000	1270	450	7	1945	4	5100	0	0	7736 33RD AVE NE
5	740970	0235	8/16/2006	\$542,000	1280	450	7	1926	4	6000	0	0	6850 30TH AVE NE
5	536320	0263	2/3/2006	\$335,000	1290	0	7	1911	4	5454	0	0	3010 NE 89TH ST
5	921540	0140	5/1/2006	\$415,000	1300	260	7	1974	3	8239	0	0	2507 NE 74TH ST
5	797720	1490	4/29/2004	\$421,000	1310	830	7	1942	3	7650	0	0	7727 34TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	921290	0560	2/10/2005	\$450,000	1320	0	7	1942	5	6386	0	0	3122 NE 82ND ST
5	127930	0015	8/4/2004	\$465,000	1330	490	7	1945	4	5000	0	0	6516 27TH AVE NE
5	565260	0585	5/21/2004	\$450,000	1330	800	7	1957	4	9767	0	0	3020 NE 92ND ST
5	921440	0080	10/29/2004	\$407,000	1330	330	7	1947	4	7312	0	0	7037 27TH AVE NE
5	510140	4326	4/13/2004	\$380,000	1340	890	7	1994	3	6380	0	0	2334 NE 94TH ST
5	921290	0930	12/13/2004	\$365,000	1350	0	7	1941	4	6900	0	0	8220 34TH AVE NE
5	921290	0930	5/3/2004	\$306,000	1350	0	7	1941	4	6900	0	0	8220 34TH AVE NE
5	921440	0185	2/2/2006	\$489,000	1350	540	7	1947	4	6059	0	0	2725 NE 75TH ST
5	151380	0095	3/22/2005	\$387,500	1360	0	7	1948	4	8960	0	0	2612 NE 82ND ST
5	369290	0285	4/3/2006	\$598,450	1360	940	7	1939	5	5700	0	0	6822 29TH AVE NE
5	369290	0285	6/16/2005	\$399,500	1360	940	7	1939	5	5700	0	0	6822 29TH AVE NE
5	921440	0005	8/4/2006	\$462,473	1370	680	7	1947	4	5184	0	0	2615 NE 75TH ST
5	043800	0135	12/30/2004	\$425,000	1380	730	7	1958	3	6526	0	0	8028 28TH AVE NE
5	043800	0135	12/17/2004	\$425,000	1380	730	7	1958	3	6526	0	0	8028 28TH AVE NE
5	510140	2184	9/9/2005	\$428,000	1380	960	7	1985	3	5127	0	0	8922 RAVENNA AVE NE
5	510140	2184	9/9/2005	\$428,000	1380	960	7	1985	3	5127	0	0	8922 RAVENNA AVE NE
5	510140	4349	6/4/2004	\$337,800	1380	0	7	1986	3	5000	0	0	9427 25TH AVE NE
5	565260	0382	3/9/2005	\$366,000	1380	670	7	1965	3	7933	0	0	3233 NE 95TH ST
5	565260	0670	11/17/2006	\$465,000	1380	950	7	1928	5	7460	0	0	3040 NE 91ST ST
5	797720	0305	1/24/2006	\$459,950	1380	0	7	1949	4	6120	4	0	7526 30TH AVE NE
5	921490	0150	5/19/2004	\$396,000	1390	0	7	1953	4	6622	0	0	7002 29TH AVE NE
5	510140	4322	10/25/2005	\$309,950	1400	500	7	1947	5	6380	0	0	2331 NE 95TH ST
5	043800	0130	2/18/2005	\$414,600	1410	780	7	1958	3	6860	0	0	8032 28TH AVE NE
5	565260	0375	10/10/2005	\$376,950	1410	0	7	1927	4	10578	0	0	3219 NE 95TH ST
5	797720	0140	7/14/2005	\$453,000	1410	500	7	1951	3	5100	0	0	7725 31ST AVE NE
5	740970	0560	5/21/2004	\$442,000	1420	200	7	1924	4	4500	0	0	6518 30TH AVE NE
5	042504	9155	8/8/2005	\$343,000	1430	0	7	1954	3	5580	0	0	6546 25TH AVE NE
5	565260	1475	6/22/2005	\$385,000	1440	330	7	1912	4	10822	0	0	2535 NE 91ST ST
5	740970	0555	2/23/2006	\$482,000	1440	0	7	1924	4	4500	0	0	6522 30TH AVE NE
5	565260	0380	12/4/2006	\$490,000	1450	500	7	1965	4	7934	0	0	3227 NE 95TH ST
5	797720	0955	7/29/2005	\$500,000	1460	300	7	1939	4	6120	0	0	7710 32ND AVE NE
5	043800	0095	10/21/2005	\$415,000	1470	920	7	1954	3	6289	0	0	8003 28TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	565260	0601	12/10/2004	\$299,900	1480	0	7	1953	3	5392	0	0	9116 30TH AVE NE
5	893810	0105	5/19/2005	\$601,500	1490	1250	7	1950	4	6000	0	0	6843 28TH AVE NE
5	921440	0385	8/13/2004	\$434,000	1490	0	7	1947	3	6090	0	0	7002 27TH AVE NE
5	510140	2130	9/5/2006	\$410,550	1510	350	7	1945	4	6150	0	0	8804 RAVENNA AVE NE
5	042504	9083	7/26/2004	\$325,000	1520	0	7	1939	4	6901	0	0	7354 33RD AVE NE
5	043900	0070	11/4/2004	\$385,000	1540	650	7	1958	4	6720	0	0	8608 25TH AVE NE
5	921540	0326	3/22/2004	\$407,000	1550	1000	7	1961	4	6720	0	0	7216 26TH AVE NE
5	815660	0165	9/5/2006	\$509,000	1560	0	7	1910	4	5100	0	0	6819 26TH AVE NE
5	042504	9109	10/14/2004	\$418,300	1570	1500	7	1949	4	8511	0	0	7515 28TH AVE NE
5	254570	0045	2/16/2006	\$400,000	1580	0	7	1950	3	6758	0	0	2747 NE 90TH ST
5	043900	0265	9/2/2005	\$449,950	1590	0	7	1953	4	6080	0	0	8756 25TH PL NE
5	536320	0013	1/11/2006	\$395,000	1590	600	7	1948	3	7766	0	0	8903 35TH AVE NE
5	769710	0035	5/25/2005	\$430,000	1590	550	7	1946	3	5910	0	0	3020 NE 85TH ST
5	769710	0055	5/6/2004	\$436,000	1590	370	7	1946	3	5910	0	0	3039 NE 86TH ST
5	565260	0250	3/9/2006	\$590,000	1600	1000	7	1923	4	10578	0	0	3226 NE 92ND ST
5	921440	0345	12/19/2006	\$599,000	1600	700	7	2006	3	6048	0	0	7286 29TH AVE NE
5	565260	1460	3/23/2006	\$530,000	1620	850	7	1952	4	9456	0	0	2559 NE 91ST ST
5	043900	0225	5/18/2006	\$441,233	1630	0	7	1953	4	7500	0	0	8907 26TH AVE NE
5	536320	0227	5/19/2006	\$678,000	1630	100	7	1926	3	8500	0	0	3055 NE 89TH ST
5	792010	0105	5/13/2004	\$425,000	1680	0	7	1995	3	5250	0	0	6849 27TH AVE NE
5	797720	1006	3/17/2004	\$421,000	1680	0	7	1984	4	6120	0	0	3203 NE 77TH ST
5	769710	0040	7/21/2004	\$405,400	1690	360	7	1946	4	5910	0	0	3021 NE 86TH ST
5	042504	9087	11/23/2004	\$416,400	1700	1240	7	1939	4	8044	0	0	7515 30TH AVE NE
5	508140	0540	11/15/2005	\$325,000	1700	0	7	1990	3	2627	0	0	7501 27TH AVE NE
5	740970	0565	5/26/2006	\$538,250	1700	450	7	1925	5	5000	0	0	6508 30TH AVE NE
5	740970	0565	3/25/2004	\$480,000	1700	450	7	1925	5	5000	0	0	6508 30TH AVE NE
5	797720	1706	8/3/2004	\$415,000	1720	0	7	1917	4	6840	0	0	7721 35TH AVE NE
5	565260	0935	2/25/2004	\$280,000	1740	0	7	1942	4	10584	0	0	2721 NE 94TH ST
5	740970	0120	12/17/2004	\$526,000	1760	740	7	1925	4	5000	0	0	6826 31ST AVE NE
5	797720	0105	10/4/2006	\$695,000	1780	1600	7	1940	4	9180	5	0	7726 30TH AVE NE
5	536320	0078	12/1/2004	\$425,000	1800	540	7	1951	3	6120	0	0	3226 NE 87TH ST
5	769710	0045	11/8/2005	\$459,000	1820	0	7	1946	4	5910	0	0	3027 NE 86TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	369290	0255	10/27/2004	\$585,500	1870	850	7	1910	5	5000	0	0	6823 29TH AVE NE
5	043900	0450	5/18/2005	\$525,000	1880	0	7	1999	3	6403	0	0	8605 30TH AVE NE
5	329080	0110	11/2/2004	\$399,950	1880	0	7	1969	4	4120	0	0	7302 33RD AVE NE
5	127930	0070	4/11/2006	\$519,950	1980	860	7	1947	5	5000	0	0	6522 28TH AVE NE
5	740970	0635	4/7/2004	\$355,000	2100	740	7	2007	3	4000	0	0	6529 32ND AVE NE
5	565260	0195	8/25/2004	\$490,000	2130	0	7	1917	4	10578	0	0	3245 NE 92ND ST
5	565260	0580	9/20/2005	\$380,000	2220	0	7	1927	4	10173	0	0	3026 NE 92ND ST
5	740970	0730	10/8/2004	\$425,000	2220	960	7	1925	5	5000	0	0	6516 31ST AVE NE
5	042504	9046	6/23/2005	\$469,000	2430	0	7	1946	4	5214	0	0	6543 26TH AVE NE
5	042504	9111	6/16/2004	\$601,000	1080	1080	8	2004	4	5500	0	0	6535 28TH AVE NE
5	741020	0255	6/5/2006	\$465,000	1120	300	8	1939	3	5230	0	0	3211 NE 70TH ST
5	042504	9121	5/9/2006	\$510,000	1150	270	8	1950	4	6270	0	0	6532 29TH AVE NE
5	740970	0010	2/2/2006	\$525,000	1150	100	8	1929	4	4000	0	0	6853 32ND AVE NE
5	792010	0125	5/19/2006	\$695,000	1160	990	8	1921	4	5202	0	0	6830 26TH AVE NE
5	797720	0135	5/2/2006	\$610,000	1288	860	8	2005	3	5100	0	0	7721 31ST AVE NE
5	921540	0275	6/2/2005	\$362,950	1320	1000	8	1961	4	6400	0	0	7005 26TH AVE NE
5	565260	0636	10/14/2005	\$419,000	1350	930	8	1957	3	4015	0	0	9115 32ND AVE NE
5	740970	0050	7/21/2005	\$480,000	1350	770	8	1929	4	5500	0	0	6817 32ND AVE NE
5	740970	0055	10/17/2005	\$480,000	1370	140	8	1951	3	5000	0	0	6815 32ND AVE NE
5	797720	1540	5/18/2006	\$585,000	1370	720	8	1959	3	7650	0	0	7741 34TH AVE NE
5	536320	0258	7/19/2006	\$465,000	1390	300	8	1948	3	6789	0	0	3001 NE 90TH ST
5	329080	0175	8/24/2004	\$385,000	1410	800	8	1952	4	6180	0	0	7340 34TH AVE NE
5	151380	0035	10/23/2006	\$580,000	1420	1090	8	1950	4	10000	4	0	2534 NE 83RD ST
5	565260	1443	8/24/2004	\$466,000	1430	790	8	1988	3	8173	0	0	9006 25TH AVE NE
5	604940	0014	2/22/2005	\$515,000	1450	840	8	1966	4	7680	0	0	8245 30TH AVE NE
5	508140	0670	2/4/2004	\$451,750	1470	1040	8	1988	3	5313	4	0	7559 30TH AVE NE
5	043800	0030	8/18/2006	\$569,000	1480	1040	8	1958	4	6000	0	0	8022 27TH AVE NE
5	740970	0715	10/4/2005	\$685,000	1500	820	8	1927	5	5000	0	0	6526 31ST AVE NE
5	921540	0270	9/14/2006	\$453,501	1520	0	8	1959	3	6000	0	0	7009 26TH AVE NE
5	565260	0367	7/18/2005	\$407,000	1530	0	8	1986	3	4495	0	0	9416 32ND AVE NE
5	043900	0140	5/6/2005	\$600,000	1560	1460	8	1960	4	10183	0	0	8643 26TH AVE NE
5	921540	0220	4/29/2004	\$445,000	1580	1000	8	1960	3	6000	0	0	7215 26TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	043920	0005	2/16/2004	\$390,000	1590	1150	8	1959	3	7200	0	0	7756 29TH AVE NE
5	740970	0040	2/11/2005	\$599,000	1620	720	8	1995	3	5000	0	0	6827 32ND AVE NE
5	740970	0005	8/26/2005	\$435,000	1650	640	8	2007	3	4100	0	0	6857 32ND AVE NE
5	740970	0095	8/5/2005	\$675,000	1680	810	8	1932	5	4000	0	0	6844 31ST AVE NE
5	510140	2428	3/17/2006	\$757,000	1760	800	8	1949	4	12760	0	0	2323 NE 91ST ST
5	797720	1210	8/17/2005	\$499,990	1770	880	8	1960	3	5100	0	0	7510 33RD AVE NE
5	151380	0105	6/16/2004	\$505,000	1790	580	8	1950	4	10525	0	0	2624 NE 82ND ST
5	254570	0170	5/11/2004	\$495,500	1820	740	8	1995	3	6262	0	0	2746 NE 88TH ST
5	227900	0060	7/27/2006	\$700,000	1840	0	8	1947	5	7811	0	0	7027 32ND AVE NE
5	227900	0060	11/18/2004	\$523,000	1840	0	8	1947	5	7811	0	0	7027 32ND AVE NE
5	536320	0170	6/28/2004	\$385,000	1920	0	8	1954	3	9384	0	0	3048 NE 86TH ST
5	227900	0065	6/24/2004	\$410,000	1980	0	8	1947	4	8025	0	0	7019 32ND AVE NE
5	797720	0315	2/10/2004	\$579,000	2090	1080	8	2004	3	3060	2	0	7518 30TH AVE NE
5	797720	0313	2/11/2004	\$579,000	2090	1080	8	2004	3	3060	2	0	7520 30TH AVE NE
5	565260	0525	8/1/2006	\$590,000	2110	1090	8	1948	5	10174	0	0	3019 NE 94TH ST
5	510140	4248	1/24/2005	\$499,995	2150	0	8	2003	3	5171	0	0	2319 NE 94TH ST
5	510140	4249	9/24/2004	\$540,000	2150	0	8	2003	3	5171	0	0	2323 NE 94TH ST
5	921540	0340	11/29/2006	\$506,000	2160	0	8	1959	3	8470	0	0	2604 NE 72ND ST
5	151380	0185	6/14/2005	\$550,000	2180	0	8	1972	3	9000	0	0	2520 NE 82ND ST
5	565260	0530	8/16/2004	\$437,500	2190	270	8	1947	5	10173	0	0	3027 NE 94TH ST
5	508140	0600	10/14/2004	\$425,000	2200	0	8	1993	3	5087	0	0	2801 NE 77TH ST
5	921540	0361	9/22/2006	\$592,000	2420	0	8	1964	4	7280	0	0	7020 26TH AVE NE
5	043900	0135	5/24/2006	\$480,000	2470	0	8	1963	3	10607	0	0	8705 25TH PL NE
5	921290	0720	5/21/2004	\$385,000	2620	610	8	1941	5	6000	0	0	3152 NE 81ST ST
5	510140	0603	6/8/2006	\$496,500	1430	0	9	1978	3	6838	0	0	8519 25TH AVE NE
5	151380	0027	12/6/2004	\$544,950	2030	0	9	2004	3	5003	0	0	2553 NE 85TH ST
5	042504	9183	7/12/2005	\$660,000	2150	680	9	2005	3	5000	0	0	06537 26TH AVE NE
5	510140	4246	10/6/2004	\$619,950	2190	800	9	2004	3	6328	0	0	2316 NE 92ND ST
5	042504	9182	5/31/2005	\$775,000	2230	650	9	2005	3	5247	0	0	6547 26TH AVE NE
5	565260	1130	4/26/2004	\$633,000	2300	700	9	2003	3	7424	0	0	2522 NE 94TH ST
5	565260	1455	7/9/2004	\$655,000	2300	0	9	1999	3	6158	0	0	9009 27TH AVE NE
5	369290	0185	10/14/2005	\$451,050	2310	1120	9	2007	3	5000	2	0	2800 NE 68TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	151380	0036	8/11/2005	\$680,000	2370	750	9	2005	3	5000	0	0	2549 NE 85TH ST
5	510140	4247	10/11/2004	\$629,950	2370	820	9	2004	3	6328	0	0	2322 NE 92ND ST
5	565260	1273	2/17/2004	\$679,000	2420	780	9	2001	3	7139	0	0	2529 NE 94TH ST
5	565260	1273	1/30/2004	\$679,000	2420	780	9	2001	3	7139	0	0	2529 NE 94TH ST
5	565260	1275	9/7/2004	\$640,000	2420	830	9	2001	3	7139	0	0	2525 NE 94TH ST
5	536320	0020	12/20/2005	\$715,000	2430	960	9	2005	3	5199	0	0	3207 NE 90TH ST
5	536320	0020	6/2/2004	\$265,000	2430	960	9	2005	3	5199	0	0	3207 NE 90TH ST
5	151380	0025	12/6/2004	\$548,000	2450	0	9	2004	3	5822	0	0	2555 NE 85TH ST
5	151380	0037	8/8/2005	\$664,950	2500	870	9	2005	3	5000	0	0	2541 NE 85TH ST
5	151380	0140	6/12/2006	\$785,000	2530	0	9	2006	3	5700	0	0	2502 NE 82ND ST
5	151380	0140	6/28/2004	\$191,000	2530	0	9	2006	3	5700	0	0	2502 NE 82ND ST
5	151380	0038	10/28/2004	\$650,000	2530	870	9	2004	3	5000	0	0	2543 NE 85TH ST
5	151380	0039	2/25/2005	\$670,000	2530	870	9	2004	3	5000	0	0	2545 NE 85TH ST
5	536320	0052	3/9/2006	\$729,950	2590	0	9	2001	3	7778	0	0	3249 NE 89TH ST
5	536320	0052	12/2/2004	\$609,000	2590	0	9	2001	3	7778	0	0	3249 NE 89TH ST
5	797720	1240	3/22/2005	\$710,000	2590	910	9	2004	3	4080	4	0	7507 34TH AVE NE
5	797720	1770	12/27/2005	\$750,000	2590	780	9	2005	3	3060	0	0	7700 34TH AVE NE
5	510140	2516	7/17/2006	\$818,000	2680	900	9	2006	3	4735	0	0	9109 25TH AVE NE
5	510140	2516	11/29/2004	\$395,000	2680	900	9	2006	3	4735	0	0	9109 25TH AVE NE
5	797720	0965	10/11/2006	\$769,000	2680	0	9	2006	3	4590	0	0	7706 32ND AVE NE
5	797720	0965	12/6/2005	\$335,000	2680	0	9	2006	3	4590	0	0	7706 32ND AVE NE
5	510140	2515	2/22/2006	\$779,000	2680	900	9	2006	3	4735	0	0	9113 25TH AVE NE
5	369290	0105	5/17/2004	\$739,000	2700	510	9	2003	3	4500	0	0	6819 28TH AVE NE
5	565260	1465	1/27/2006	\$312,000	2700	0	9	2006	3	7295	0	0	2549 NE 91ST ST
5	510140	2185	4/25/2005	\$425,000	2710	860	9	2006	3	5250	0	0	8935 25TH AVE NE
5	565260	0894	2/24/2006	\$300,000	2770	840	9	2007	3	7056	0	0	2738 NE 91ST ST
5	565310	0031	3/22/2005	\$705,000	2770	0	9	2004	3	7909	0	0	3220 NE 90TH ST
5	510140	2481	7/26/2006	\$759,950	2800	300	9	2006	3	5495	0	0	2313 NE 92ND ST
5	565260	0295	1/30/2004	\$585,000	2840	0	9	2003	3	6453	0	0	3241 NE 94TH ST
5	536320	0043	10/21/2005	\$729,500	2900	0	9	2005	3	4967	0	0	3215 NE 89TH ST
5	536320	0043	12/17/2004	\$220,000	2900	0	9	2005	3	4967	0	0	3215 NE 89TH ST
5	042504	9108	4/8/2004	\$315,000	3060	1560	9	2005	3	8498	4	0	7703 30TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	510140	2445	4/28/2004	\$450,000	3120	0	9	2007	3	7582	0	0	2339 NE 91ST ST
5	510140	4266	8/2/2005	\$799,950	3320	590	9	2005	3	6380	0	0	2347 NE 94TH ST
5	565260	0930	7/27/2004	\$730,000	3970	990	9	1968	5	10585	0	0	2713 NE 94TH ST
5	510140	4281	8/15/2005	\$747,500	2780	725	10	2005	3	5370	0	0	2352 NE 92ND ST
5	510140	4282	3/30/2005	\$765,868	3170	0	10	2005	3	5370	0	0	9209 25TH AVE
6	684470	0635	7/7/2005	\$300,000	600	0	5	1946	3	6120	0	0	3521 NE 92ND ST
6	797420	0929	6/30/2005	\$345,000	680	0	6	1926	3	5396	0	0	3516 NE 65TH ST
6	717630	0025	4/12/2004	\$284,000	720	0	6	1950	4	7200	0	0	7334 40TH AVE NE
6	684470	0235	2/14/2005	\$382,000	750	350	6	1995	3	8160	0	0	3517 NE 94TH ST
6	521020	0200	4/20/2005	\$320,000	810	240	6	1930	3	6600	0	0	9401 42ND AVE NE
6	639200	0735	9/12/2005	\$348,000	820	0	6	1925	4	4000	0	0	7751 37TH AVE NE
6	639200	3905	11/14/2006	\$420,000	970	0	6	1980	3	5160	0	0	4414 NE 77TH ST
6	639200	0635	9/9/2004	\$310,000	1090	0	6	1924	5	5700	0	0	7714 36TH AVE NE
6	639200	3490	6/7/2004	\$315,000	780	450	7	1937	4	6000	0	0	7525 44TH AVE NE
6	684470	0345	7/22/2005	\$388,000	790	0	7	1943	3	6120	0	0	3548 NE 93RD ST
6	684470	0355	7/1/2005	\$322,700	790	500	7	1943	4	5916	0	0	9302 35TH AVE NE
6	684470	0355	4/5/2004	\$204,000	790	500	7	1943	4	5916	0	0	9302 35TH AVE NE
6	684470	0365	7/26/2004	\$350,500	790	500	7	1943	5	6120	0	0	3504 NE 93RD ST
6	742070	0095	5/18/2005	\$395,000	790	790	7	1943	5	7695	0	0	6821 43RD AVE NE
6	639200	0522	10/21/2004	\$290,000	800	0	7	1951	4	5000	0	0	7547 37TH AVE NE
6	893510	0045	7/19/2004	\$380,000	800	510	7	1945	4	6095	0	0	6509 42ND AVE NE
6	921340	0040	11/18/2005	\$445,000	800	510	7	1946	3	6048	0	0	8209 36TH AVE NE
6	921340	0065	2/13/2004	\$339,950	800	580	7	1946	4	6105	0	0	3621 NE 85TH ST
6	921340	0115	2/27/2004	\$335,000	810	520	7	1946	3	6720	0	0	8218 36TH AVE NE
6	684470	1305	6/24/2004	\$340,000	820	720	7	1928	4	5100	0	0	3532 NE 88TH ST
6	271060	0105	7/26/2005	\$326,000	840	0	7	1949	3	5328	0	0	6503 38TH AVE NE
6	639200	0500	2/23/2006	\$305,000	840	0	7	1953	3	4500	0	0	7507 37TH AVE NE
6	271060	0070	8/28/2006	\$411,000	850	0	7	1949	3	5671	0	0	6529 39TH AVE NE
6	639200	0855	4/19/2005	\$307,000	850	0	7	1951	3	4500	0	0	7740 37TH AVE NE
6	639200	1844	11/17/2005	\$343,500	850	0	7	1951	3	6000	0	0	7538 39TH AVE NE
6	684470	2090	8/27/2004	\$282,500	850	0	7	1949	4	6120	0	0	3831 NE 86TH ST
6	044400	0310	4/15/2005	\$345,000	860	0	7	1950	3	6545	0	0	4210 NE 85TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	684470	3550	7/27/2005	\$422,920	860	780	7	1951	4	6120	0	0	3809 NE 93RD ST
6	044600	0155	3/8/2006	\$449,000	870	650	7	1950	3	5394	0	0	8050 43RD AVE NE
6	342604	9130	7/6/2005	\$360,000	870	870	7	1954	3	5511	0	0	4506 NE 94TH ST
6	342604	9152	1/26/2006	\$350,500	870	0	7	1954	3	5799	0	0	4516 NE 94TH ST
6	684470	1455	9/2/2004	\$352,000	870	200	7	1943	4	5100	0	0	3539 NE 88TH ST
6	684470	1890	2/11/2004	\$299,950	870	870	7	1946	3	6120	0	0	3532 NE 85TH ST
6	271060	0120	9/9/2005	\$388,000	880	0	7	1949	4	5883	0	0	6517 38TH AVE NE
6	271060	0125	4/17/2006	\$390,500	880	0	7	1949	4	5883	0	0	6523 38TH AVE NE
6	271060	0125	11/24/2004	\$335,000	880	0	7	1949	4	5883	0	0	6523 38TH AVE NE
6	568350	0085	6/12/2006	\$364,500	880	0	7	1951	4	4558	0	0	7030 38TH AVE NE
6	885300	0050	11/14/2006	\$425,000	880	640	7	1950	3	6660	0	0	8018 44TH AVE NE
6	924490	0240	6/28/2004	\$363,000	880	260	7	1946	3	5300	0	0	8040 40TH AVE NE
6	639200	3670	8/16/2004	\$319,000	890	0	7	1950	4	7150	0	0	7507 45TH AVE NE
6	639200	3680	8/10/2006	\$416,000	890	0	7	1950	3	7150	0	0	7503 45TH AVE NE
6	044100	0110	6/23/2006	\$470,000	900	610	7	1947	4	5406	0	0	8038 36TH AVE NE
6	044100	0145	9/6/2005	\$416,000	900	600	7	1947	4	5141	0	0	8051 37TH AVE NE
6	044200	0045	8/4/2005	\$425,000	900	900	7	1947	3	5664	0	0	8208 40TH AVE NE
6	044200	0065	1/12/2006	\$451,000	900	370	7	1947	3	5664	0	0	8245 41ST AVE NE
6	639200	0127	3/28/2005	\$375,000	900	900	7	1946	3	5000	0	0	7706 35TH AVE NE
6	639200	3410	12/12/2005	\$415,500	900	530	7	1940	4	5000	0	0	7540 43RD AVE NE
6	684470	2040	8/4/2004	\$321,000	900	890	7	1946	4	6120	0	0	3832 NE 85TH ST
6	684470	2060	12/1/2004	\$350,000	900	450	7	1946	4	6120	0	0	3844 NE 85TH ST
6	044100	0180	7/26/2006	\$499,000	910	750	7	1947	3	5880	0	0	8013 37TH AVE NE
6	044300	0085	6/23/2004	\$407,500	910	620	7	1949	4	13176	0	0	8230 43RD AVE NE
6	507140	0405	4/11/2006	\$380,000	910	0	7	1951	3	6000	0	0	8716 40TH AVE NE
6	568300	0059	4/1/2005	\$435,000	910	670	7	1950	5	5628	0	0	6529 44TH AVE NE
6	601550	0070	3/16/2004	\$305,500	910	280	7	1947	3	6000	0	0	8216 38TH AVE NE
6	684470	1510	7/14/2004	\$344,000	910	910	7	1941	3	6120	0	0	3544 NE 87TH ST
6	684470	2300	9/22/2004	\$325,000	910	0	7	1941	3	6120	0	0	3837 NE 87TH ST
6	044200	0060	1/16/2006	\$487,200	920	610	7	1947	3	5664	0	0	8251 41ST AVE NE
6	043500	0040	5/13/2005	\$450,000	940	640	7	1950	3	6615	0	0	6553 44TH AVE NE
6	568300	0044	1/14/2005	\$360,000	940	430	7	1950	3	5628	0	0	6517 44TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	568300	0098	12/27/2005	\$395,000	940	700	7	1949	4	4620	0	0	4422 NE 65TH ST
6	568300	0098	4/1/2004	\$247,500	940	700	7	1949	4	4620	0	0	4422 NE 65TH ST
6	639200	3350	3/9/2006	\$415,000	940	150	7	1937	4	6000	0	0	7718 43RD AVE NE
6	684470	1470	12/6/2006	\$409,000	940	220	7	1946	3	5100	0	0	3551 NE 88TH ST
6	684470	2965	3/8/2005	\$365,500	940	380	7	1945	3	6120	0	0	3819 NE 90TH ST
6	639200	3810	12/14/2004	\$400,000	944	870	7	1951	5	5000	0	0	7532 44TH AVE NE
6	436120	0125	12/9/2005	\$411,000	950	210	7	1947	4	4944	0	0	6812 37TH AVE NE
6	684470	2690	6/28/2004	\$365,000	950	250	7	1945	4	6120	0	0	3833 NE 89TH ST
6	436120	0050	11/1/2005	\$503,000	960	270	7	1947	4	3948	0	0	6821 36TH AVE NE
6	507140	0340	9/12/2005	\$475,000	960	310	7	1946	3	11000	0	0	4054 NE 88TH ST
6	639200	3319	5/11/2006	\$518,000	960	300	7	1947	4	7000	0	0	4316 NE 77TH ST
6	684470	1645	9/6/2005	\$377,000	960	0	7	1940	3	5100	0	0	3535 NE 87TH ST
6	639200	3295	4/15/2004	\$377,000	970	600	7	1947	4	6500	0	0	7717 44TH AVE NE
6	684470	1670	6/6/2006	\$368,000	970	0	7	1941	4	5061	0	0	3551 NE 87TH ST
6	797420	0962	12/5/2005	\$430,000	970	260	7	1952	4	5406	0	0	6528 39TH AVE NE
6	044400	0125	9/15/2006	\$405,000	990	0	7	1951	3	6120	0	0	4045 NE 87TH ST
6	521020	0175	11/20/2006	\$540,000	990	990	7	1947	4	5400	0	0	9416 44TH PL NE
6	521020	0184	12/7/2006	\$400,000	990	250	7	1946	3	5400	0	0	9411 44TH PL NE
6	543030	0196	1/7/2005	\$359,500	990	900	7	1959	3	4920	0	0	3811 NE 75TH ST
6	639200	0550	10/14/2004	\$280,000	990	0	7	1947	3	6000	0	0	3605 NE 77TH ST
6	639200	0195	1/27/2004	\$297,500	1000	1000	7	1946	4	5000	0	0	7703 36TH AVE NE
6	639200	0290	8/17/2005	\$435,000	1000	1000	7	1948	4	6000	0	0	7535 36TH AVE NE
6	639200	0524	6/20/2005	\$354,000	1000	0	7	1951	3	5000	0	0	7541 37TH AVE NE
6	518510	0050	6/3/2005	\$376,500	1030	0	7	1949	4	5900	0	0	8232 38TH AVE NE
6	543030	0106	4/20/2006	\$439,000	1030	0	7	1928	4	5934	0	0	3823 NE 75TH ST
6	221550	0215	6/4/2004	\$345,000	1040	170	7	1945	3	6360	0	0	8027 40TH AVE NE
6	639200	3470	10/26/2005	\$381,000	1040	0	7	1950	4	4275	0	0	7535 44TH AVE NE
6	684470	2630	9/22/2005	\$421,000	1040	120	7	1941	3	6120	0	0	3826 NE 88TH ST
6	543030	0070	10/27/2005	\$392,000	1060	0	7	1918	5	7620	0	0	7324 39TH AVE NE
6	601550	0080	6/29/2005	\$462,500	1060	1060	7	1947	4	7000	0	0	8208 38TH AVE NE
6	684470	1270	8/8/2006	\$450,000	1060	710	7	1950	4	6120	0	0	3551 NE 89TH ST
6	044300	0030	2/26/2004	\$396,000	1070	810	7	1949	3	5664	0	0	8227 43RD AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	684470	0105	5/8/2006	\$474,000	1070	580	7	1951	3	6120	0	0	3530 NE 94TH ST
6	044300	0050	8/9/2006	\$455,000	1080	0	7	1949	4	5664	0	0	4214 NE 82ND ST
6	044600	0120	3/5/2004	\$328,000	1080	0	7	1949	4	5550	0	0	4215 NE 82ND ST
6	639200	1910	10/20/2004	\$427,000	1090	0	7	1950	4	6000	0	0	7526 39TH AVE NE
6	639200	1910	10/4/2004	\$427,000	1090	0	7	1950	4	6000	0	0	7526 39TH AVE NE
6	684470	0090	12/15/2005	\$400,000	1090	1090	7	1956	4	5100	0	0	3555 NE 95TH ST
6	684470	0750	5/12/2004	\$300,000	1090	740	7	1986	3	3291	0	0	9108 35TH AVE NE
6	885300	0005	8/22/2005	\$350,000	1090	0	7	1951	3	4900	0	0	8008 42ND AVE NE
6	044500	0030	10/10/2005	\$511,000	1110	920	7	1948	4	5800	0	0	8256 39TH AVE NE
6	382070	0075	12/7/2004	\$352,000	1110	0	7	1954	4	5243	0	0	6548 38TH AVE NE
6	684470	3290	12/8/2005	\$408,000	1110	550	7	1952	3	6120	0	0	3831 NE 92ND ST
6	044400	0215	10/21/2005	\$397,000	1130	0	7	1949	3	6970	0	0	4072 NE 86TH ST
6	684470	0685	4/18/2005	\$460,000	1130	550	7	1954	3	5100	0	0	3551 NE 92ND ST
6	684470	3160	2/14/2005	\$370,000	1130	270	7	1955	3	5100	0	0	3817 NE 91ST ST
6	684470	3370	1/21/2005	\$331,000	1130	550	7	1952	3	6120	0	0	3825 NE 92ND ST
6	684470	3660	9/13/2004	\$279,000	1130	0	7	1930	3	5460	0	0	3846 NE 93RD ST
6	521020	0205	10/20/2005	\$411,000	1140	660	7	1963	3	5760	0	0	4043 NE 95TH ST
6	543030	0006	6/15/2004	\$240,000	1140	0	7	1950	4	6350	0	0	7355 40TH AVE NE
6	684470	3920	7/15/2004	\$350,000	1140	600	7	1948	3	6120	0	0	3849 NE 95TH ST
6	797420	0519	4/22/2005	\$339,950	1140	0	7	1941	3	5985	0	0	7011 37TH AVE NE
6	921340	0015	9/8/2006	\$480,000	1140	120	7	1946	3	7739	0	0	8405 36TH AVE NE
6	921340	0135	5/13/2004	\$439,000	1140	850	7	1946	4	7488	0	0	3621 NE 84TH ST
6	043500	0065	8/12/2004	\$489,950	1150	1150	7	1950	4	6750	0	0	6556 44TH AVE NE
6	044200	0205	7/10/2006	\$556,200	1150	810	7	1948	4	5856	0	0	8256 42ND AVE NE
6	639200	2635	12/29/2005	\$444,000	1150	670	7	1937	4	5200	0	0	7539 42ND AVE NE
6	684470	0415	2/9/2005	\$379,950	1150	600	7	1962	3	6120	0	0	3507 NE 93RD ST
6	684470	2400	11/27/2006	\$395,000	1150	330	7	1948	4	6120	0	0	3808 NE 87TH ST
6	797420	0527	10/16/2006	\$410,000	1160	280	7	1947	3	9180	0	0	7026 37TH AVE NE
6	044300	0100	7/26/2006	\$506,000	1170	310	7	1949	3	13230	0	0	8212 43RD AVE NE
6	511640	0052	8/23/2005	\$349,950	1170	0	7	1951	3	7200	0	0	4223 NE 94TH ST
6	568350	0025	8/23/2004	\$319,950	1170	0	7	1951	3	5217	0	0	7035 38TH AVE NE
6	639200	1460	10/23/2006	\$472,000	1180	550	7	1950	4	6000	0	0	7714 38TH AVE NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	639200	1650	10/25/2005	\$370,900	1180	0	7	1950	4	7000	0	0	7748 39TH AVE NE
6	797420	0932	4/11/2005	\$529,000	1180	1180	7	1949	4	5080	0	0	6520 36TH AVE NE
6	568350	0045	5/7/2004	\$305,000	1190	0	7	1951	3	5217	0	0	7055 38TH AVE NE
6	044200	0070	4/15/2004	\$468,000	1200	890	7	1947	5	5664	0	0	8239 41ST AVE NE
6	684470	0945	8/14/2006	\$530,000	1200	830	7	1949	5	6120	0	0	3554 NE 90TH ST
6	684470	0945	7/28/2004	\$371,000	1200	830	7	1949	5	6120	0	0	3554 NE 90TH ST
6	684470	2910	3/21/2006	\$404,000	1200	0	7	1954	4	6120	0	0	3843 NE 90TH ST
6	568350	0050	6/24/2004	\$326,000	1220	0	7	1951	3	5994	0	0	7059 38TH AVE NE
6	568350	0055	6/6/2005	\$420,000	1220	0	7	1951	4	5029	0	0	7002 38TH AVE NE
6	568350	0116	7/14/2006	\$440,000	1220	0	7	1951	4	5457	0	0	7060 38TH AVE NE
6	684470	0065	10/29/2004	\$311,000	1230	670	7	1956	3	6630	0	0	3539 NE 95TH ST
6	684470	0715	4/5/2004	\$335,500	1240	410	7	1951	3	6120	0	0	3538 NE 91ST ST
6	684470	3035	5/22/2006	\$375,000	1240	0	7	1986	3	3060	0	0	3828 NE 90TH ST
6	684470	3570	10/2/2006	\$569,950	1240	750	7	1951	4	6120	0	0	3821 NE 93RD ST
6	382070	0110	11/15/2006	\$471,500	1260	0	7	1954	4	5439	0	0	6539 38TH AVE NE
6	382070	0110	4/6/2006	\$350,000	1260	0	7	1954	4	5439	0	0	6539 38TH AVE NE
6	568350	0075	11/8/2006	\$502,000	1260	820	7	1951	4	4770	0	0	7020 38TH AVE NE
6	639200	2045	9/13/2005	\$399,000	1270	430	7	1955	3	7000	0	0	4014 NE 75TH ST
6	797420	0937	11/23/2005	\$373,000	1270	0	7	1950	4	5112	0	0	3610 NE 65TH ST
6	521020	0266	7/21/2006	\$409,500	1280	0	7	1931	3	8736	0	0	4010 NE 92ND ST
6	684470	0025	10/3/2005	\$424,000	1280	750	7	1987	3	4590	0	0	3519 NE 95TH ST
6	684470	0495	10/14/2005	\$550,000	1280	970	7	1951	5	9180	0	0	3555 NE 93RD ST
6	684470	0495	6/13/2005	\$370,000	1280	970	7	1951	5	9180	0	0	3555 NE 93RD ST
6	221550	0200	3/24/2004	\$417,000	1290	0	7	1945	4	6360	0	0	8045 40TH AVE NE
6	924490	0163	1/13/2004	\$377,000	1290	590	7	1962	3	5376	0	0	8021 43RD AVE NE
6	684470	2000	12/3/2004	\$429,900	1300	460	7	1946	4	5712	0	0	3808 NE 85TH ST
6	521020	0236	8/1/2006	\$568,000	1320	260	7	1941	5	7074	0	0	4001 NE 95TH ST
6	639200	0129	3/22/2004	\$302,500	1320	440	7	1946	3	5000	0	0	7702 35TH AVE NE
6	639200	0940	5/25/2004	\$430,000	1320	420	7	1958	3	5000	0	0	7711 38TH AVE NE
6	639200	1854	8/2/2005	\$379,000	1320	0	7	1953	3	6000	0	0	7545 40TH AVE NE
6	684470	3135	9/20/2006	\$530,000	1320	460	7	1953	3	5100	0	0	3803 NE 91ST ST
6	044300	0110	6/8/2005	\$384,500	1330	0	7	1949	3	6370	0	0	4304 NE 82ND ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	684470	0895	1/13/2004	\$368,000	1330	850	7	1950	4	6120	0	0	3555 91ST AVE NE
6	684470	2155	5/25/2006	\$467,000	1330	0	7	1954	4	5202	0	0	3815 NE 86TH ST
6	797420	0503	6/14/2006	\$475,000	1330	0	7	1939	3	4085	0	0	7006 36TH AVE NE
6	221550	0100	7/9/2004	\$375,777	1350	220	7	1945	3	6500	0	0	8002 38TH AVE NE
6	684470	3161	12/20/2004	\$413,000	1350	680	7	1955	3	5100	0	0	3823 NE 91ST ST
6	639200	1620	9/20/2005	\$339,950	1360	0	7	1950	3	4700	0	0	7736 38TH AVE NE
6	684470	3900	9/26/2006	\$426,000	1360	300	7	1941	3	6120	0	0	3837 NE 95TH ST
6	044400	0165	6/23/2005	\$372,000	1380	0	7	1951	3	6120	0	0	4008 NE 86TH ST
6	639200	0475	10/26/2005	\$353,500	1390	0	7	1950	3	6000	0	0	7521 37TH AVE NE
6	684470	3450	5/7/2004	\$380,000	1390	0	7	1952	3	7140	0	0	3838 NE 92ND ST
6	568350	0010	12/2/2004	\$345,000	1410	0	7	1951	3	5240	0	0	7021 38TH AVE NE
6	684470	0125	7/12/2004	\$369,940	1410	1240	7	1955	3	5940	0	0	3542 NE 94TH ST
6	885300	0045	8/10/2005	\$399,977	1420	0	7	1950	4	5916	0	0	8003 44TH AVE NE
6	885300	0045	8/10/2005	\$399,977	1420	0	7	1950	4	5916	0	0	8003 44TH AVE NE
6	221550	0015	2/19/2004	\$405,000	1430	870	7	1945	4	6300	0	0	8041 38TH AVE NE
6	797420	0928	5/22/2006	\$395,000	1450	0	7	1940	3	5080	0	0	6509 36TH AVE NE
6	601550	0060	6/6/2005	\$495,000	1470	0	7	1947	4	6000	0	0	8222 38TH AVE NE
6	639200	3940	10/24/2006	\$425,000	1480	0	7	1952	4	3354	0	0	4413 NE 80TH ST
6	684470	2260	2/8/2006	\$370,000	1480	0	7	1950	4	6120	0	0	3844 NE 86TH ST
6	639200	0830	7/25/2006	\$369,000	1520	0	7	1951	3	6000	0	0	7756 37TH AVE NE
6	221550	0005	9/20/2006	\$555,000	1530	1020	7	1945	4	6800	0	0	8055 38TH AVE NE
6	507140	0365	6/9/2005	\$381,000	1540	950	7	1952	4	7500	0	0	4010 NE 88TH ST
6	684470	3320	5/24/2006	\$453,000	1570	0	7	1951	3	6120	0	0	3843 NE 92ND ST
6	044400	0180	6/22/2004	\$465,000	1590	420	7	1950	4	6120	0	0	4026 NE 86TH ST
6	924490	0246	5/16/2006	\$420,000	1590	0	7	1951	4	5300	0	0	8032 41ST AVE NE
6	390810	0010	2/23/2006	\$405,000	1650	0	7	1951	4	6000	0	0	3720 NE 74TH PL
6	684470	2840	5/4/2005	\$404,000	1660	0	7	1949	3	6120	0	0	3832 NE 89TH ST
6	684470	0765	8/24/2005	\$410,000	1680	640	7	1986	3	3137	0	0	3510 NE 91ST ST
6	684470	2120	10/12/2004	\$405,000	1690	0	7	1946	4	6120	0	0	3849 NE 86TH ST
6	044600	0140	3/18/2005	\$460,000	1740	0	7	1950	3	5400	0	0	8033 43RD AVE NE
6	044400	0105	4/5/2005	\$439,000	1750	0	7	1950	3	6120	0	0	4021 NE 87TH ST
6	684470	2100	5/12/2005	\$535,000	1760	0	7	1942	4	6120	0	0	3835 NE 86TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	684470	2975	10/19/2006	\$525,000	1760	680	7	1950	4	9180	0	0	3827 NE 90TH ST
6	044600	0010	4/25/2006	\$405,000	1800	0	7	1950	4	6750	0	0	8002 40TH AVE NE
6	684470	3490	6/18/2004	\$552,500	1820	1150	7	1949	5	8160	0	0	3831 NE 93RD ST
6	221550	0230	6/30/2005	\$537,000	1840	300	7	1945	4	6360	0	0	8009 40TH AVE NE
6	342604	9077	1/16/2004	\$410,000	1840	0	7	1939	4	8340	0	0	4542 NE 94TH ST
6	639200	3545	11/29/2004	\$442,320	1840	0	7	1958	3	6000	0	0	7524 43RD AVE NE
6	044600	0036	10/19/2006	\$531,500	1890	0	7	1950	5	5900	0	0	8021 41ST AVE NE
6	742070	0015	5/26/2005	\$520,000	1910	1000	7	1925	5	8100	0	0	6810 40TH AVE NE
6	639200	0840	3/13/2006	\$473,000	1980	0	7	1951	4	6000	0	0	7750 37TH AVE NE
6	271060	0015	8/3/2005	\$525,000	2000	0	7	1947	4	5304	0	0	6513 40TH AVE NE
6	684470	1615	2/24/2006	\$432,000	2040	0	7	1961	3	5100	0	0	3517 NE 87TH ST
6	044400	0244	6/8/2004	\$460,000	2060	0	7	2003	3	8160	0	0	4037 NE 86TH ST
6	044600	0085	3/9/2004	\$395,000	2120	0	7	1950	3	6565	0	0	8011 42ND AVE NE
6	043000	0250	7/7/2004	\$420,000	1000	530	8	1952	3	5618	0	0	7013 43RD AVE NE
6	797420	0935	7/21/2006	\$442,500	1040	780	8	1954	3	5080	0	0	6517 37TH AVE NE
6	043000	0240	5/3/2004	\$350,000	1050	710	8	1953	3	5618	0	0	4216 NE 70TH ST
6	043000	0130	4/5/2004	\$314,500	1060	0	8	1953	3	5618	0	0	7026 40TH AVE NE
6	043000	0275	10/4/2005	\$455,000	1070	540	8	1954	3	5618	0	0	7039 43RD AVE NE
6	568300	0079	8/18/2005	\$500,000	1100	810	8	1950	3	5670	0	0	6512 44TH AVE NE
6	043150	0165	10/6/2006	\$495,000	1220	0	8	1956	3	6200	0	0	4204 NE 73RD ST
6	043000	0100	6/19/2006	\$647,000	1240	310	8	1952	3	5618	0	0	4304 NE 70TH ST
6	043000	0100	6/2/2004	\$439,000	1240	310	8	1952	3	5618	0	0	4304 NE 70TH ST
6	043100	0040	11/29/2004	\$446,500	1270	1030	8	1954	3	6069	0	0	6539 36TH AVE NE
6	043100	0090	4/4/2005	\$460,000	1270	400	8	1955	3	5040	0	0	6535 37TH AVE NE
6	043000	0180	7/1/2005	\$599,000	1280	520	8	1954	4	5618	0	0	7023 42ND AVE NE
6	043100	0055	3/28/2006	\$526,000	1290	790	8	1954	3	4998	0	0	6553 36TH AVE NE
6	043150	0280	6/2/2004	\$460,000	1320	700	8	1956	3	8122	0	0	4027 NE 73RD ST
6	044600	0181	4/24/2004	\$540,000	1320	1320	8	1962	3	6944	0	0	4311 NE 82ND ST
6	038100	0200	4/13/2006	\$630,000	1330	1050	8	1953	3	5841	0	0	6827 44TH AVE NE
6	038100	0250	12/14/2006	\$525,000	1330	600	8	1953	3	5940	0	0	6834 44TH AVE NE
6	043400	0065	4/18/2005	\$522,000	1330	1330	8	1950	4	6035	0	0	4201 NE 68TH ST
6	511640	0032	8/10/2006	\$600,000	1330	1170	8	1987	3	7584	0	0	4218 NE 92ND ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	043000	0065	10/29/2004	\$459,950	1400	460	8	1953	3	6025	0	0	7036 43RD AVE NE
6	043150	0075	10/4/2005	\$501,000	1400	320	8	1955	3	7245	0	0	7417 45TH AVE NE
6	447090	0015	12/16/2005	\$400,000	1410	0	8	1950	4	6580	0	0	4117 NE 82ND ST
6	043150	0020	3/22/2004	\$389,000	1430	400	8	1958	3	6900	0	0	4221 NE 75TH ST
6	521020	0131	7/11/2006	\$561,000	1440	650	8	1958	3	13260	0	0	4401 NE 95TH ST
6	043150	0080	6/4/2004	\$400,000	1450	670	8	1955	3	6656	0	0	7407 45TH AVE NE
6	568300	0003	5/23/2006	\$575,000	1460	260	8	1949	4	5712	0	0	6528 43RD AVE NE
6	020850	0160	6/19/2006	\$600,000	1470	960	8	1965	3	6099	0	0	3804 NE 68TH ST
6	521020	0246	6/29/2005	\$489,990	1510	1250	8	1962	3	9060	0	0	9231 41ST AVE NE
6	044400	0359	7/2/2004	\$498,500	1520	200	8	1948	4	9700	0	0	8504 43RD AVE NE
6	797420	0940	2/14/2006	\$668,000	1520	1520	8	1951	3	5087	0	0	6511 37TH AVE NE
6	639200	1735	5/25/2004	\$369,000	1570	470	8	1979	3	6000	0	0	7745 40TH AVE NE
6	038100	0020	9/19/2005	\$572,000	1580	1540	8	1953	4	6080	0	0	6855 42ND AVE NE
6	043150	0295	2/11/2005	\$646,000	1580	1200	8	1956	3	8240	0	0	4215 NE 73RD ST
6	521020	0390	6/1/2005	\$575,000	1590	920	8	1977	3	8470	3	0	9041 45TH AVE NE
6	521020	0209	11/15/2005	\$515,000	1610	900	8	1968	3	12000	0	0	9236 41ST AVE NE
6	038100	0100	5/11/2005	\$495,500	1640	0	8	1953	4	7645	0	0	6830 42ND AVE NE
6	020850	0110	10/19/2005	\$528,000	1650	1050	8	1964	3	6099	0	0	6827 39TH AVE NE
6	043150	0365	10/10/2005	\$615,000	1650	290	8	1955	4	7076	0	0	7151 45TH AVE NE
6	543030	0055	9/29/2006	\$685,000	1650	1500	8	1964	5	7874	0	0	3904 NE 73RD ST
6	885300	0075	7/19/2005	\$450,000	1660	0	8	1950	4	9280	0	0	8015 45TH AVE NE
6	639200	0200	8/21/2006	\$537,500	1670	0	8	2006	3	3000	0	0	7558 35TH AVE NE
6	639200	2010	6/29/2005	\$425,000	1700	0	8	1967	3	6500	0	0	7525 41ST AVE NE
6	639200	2010	10/14/2004	\$399,500	1700	0	8	1967	3	6500	0	0	7525 41ST AVE NE
6	020850	0090	6/29/2006	\$635,000	1710	1070	8	1965	3	6099	0	0	6815 39TH AVE NE
6	382070	0035	9/27/2005	\$483,999	1730	510	8	1959	4	5243	0	0	6553 39TH AVE NE
6	020850	0030	5/6/2005	\$535,000	1740	870	8	1964	4	5814	0	0	6803 40TH AVE NE
6	717630	0042	6/28/2006	\$555,000	1750	0	8	1956	3	6440	0	0	7403 42ND AVE NE
6	924490	0013	4/5/2006	\$721,000	1760	1010	8	1953	4	14187	0	0	8061 45TH AVE NE
6	271060	0095	7/21/2005	\$559,950	1790	400	8	1998	3	5992	0	0	6506 38TH AVE NE
6	639200	2920	5/20/2005	\$445,000	1820	0	8	1978	3	6000	0	0	7554 42ND AVE NE
6	038100	0340	4/12/2004	\$449,500	1840	670	8	1954	3	5152	0	0	6800 44TH PL NE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	717630	0050	4/25/2006	\$835,000	1840	820	8	1962	4	7350	0	0	7407 42ND AVE NE
6	568300	0054	7/22/2004	\$495,000	1870	590	8	1950	4	5628	0	0	6525 44TH AVE NE
6	684470	2240	2/23/2006	\$466,000	1920	610	8	1987	3	3060	0	0	3830 NE 86TH ST
6	639200	2585	2/12/2004	\$403,000	1950	0	8	1978	4	5000	0	0	7540 41ST AVE NE
6	521020	0235	3/20/2004	\$520,500	1980	1180	8	1950	4	7350	0	0	9320 40TH AVE NE
6	684470	0515	5/2/2005	\$550,000	2020	650	8	2005	3	4297	0	0	3538 NE 92ND ST
6	684470	0510	4/5/2005	\$552,000	2020	652	8	2005	3	4297	0	0	3536 NE 92ND ST
6	639200	0765	7/13/2006	\$650,000	2030	730	8	2001	3	3000	0	0	7731 37TH AVE NE
6	038100	0335	9/8/2005	\$635,000	2150	1190	8	1953	4	5985	0	0	6810 44TH PL NE
6	020850	0100	6/20/2005	\$587,000	2180	0	8	1965	4	6099	0	0	6821 39TH AVE NE
6	921340	0100	7/21/2006	\$410,000	2270	340	8	2007	3	6804	0	0	3634 NE 84TH ST
6	390810	0031	2/10/2005	\$530,000	2420	0	8	1994	3	6329	0	0	3703 NE 74TH PL
6	639200	3430	7/1/2005	\$385,000	2710	0	8	2006	3	6000	0	0	7557 44TH AVE NE
6	684470	2490	10/2/2006	\$700,000	2735	875	8	2005	3	5001	0	0	3835 NE 88TH ST
6	038100	0365	7/10/2006	\$550,000	1620	0	9	1953	3	7134	0	0	4422 NE 68TH ST
6	043150	0335	9/9/2005	\$630,000	1620	0	9	1956	4	7665	0	0	7308 44TH AVE NE
6	924490	0122	10/7/2004	\$490,000	1920	430	9	1982	4	8300	0	0	8033 B 44TH AVE NE
6	038100	0295	1/26/2006	\$487,000	1940	0	9	1954	4	6405	0	0	6852 44TH PL NE
6	684470	1315	5/3/2004	\$659,950	2240	890	9	2003	3	4590	0	0	3550 NE 88TH ST
6	684470	1310	2/3/2004	\$650,000	2240	890	9	2003	3	4590	0	0	3546 NE 88TH ST
6	521020	0237	12/13/2004	\$659,000	2270	820	9	2003	3	6785	0	0	9408 40TH AVE NE
6	521020	0140	3/18/2005	\$640,000	2350	980	9	1956	3	9750	0	0	9305 45TH AVE NE
6	639200	3330	4/27/2005	\$789,950	2395	1170	9	2005	3	6000	0	0	7726 43RD AVE NE
6	639200	3330	7/7/2004	\$270,000	2395	1170	9	2005	3	6000	0	0	7726 43RD AVE NE
6	142400	0030	5/26/2005	\$812,000	2410	1800	9	1964	3	9440	1	0	4218 NE 89TH ST
6	342604	9121	11/20/2006	\$789,000	2430	900	9	2006	3	5687	0	0	4502 NE 94TH ST
6	342604	9121	9/30/2005	\$240,000	2430	900	9	2006	3	5687	0	0	4502 NE 94TH ST
6	639200	3647	7/8/2004	\$768,000	2470	870	9	2002	3	5000	0	0	7527 45TH AVE NE
6	639200	3647	5/10/2004	\$768,000	2470	870	9	2002	3	5000	0	0	7527 45TH AVE NE
6	684470	2495	8/17/2004	\$629,000	2470	740	9	2004	3	4179	0	0	3837 NE 88TH ST
6	684470	0575	12/21/2005	\$275,000	2550	0	9	2006	3	4794	0	0	3512 NE 92ND ST
6	684470	0630	3/31/2005	\$675,000	2660	570	9	2005	3	5100	0	0	3517 NE 92ND ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 45**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	684470	0620	1/4/2005	\$550,000	2680	0	9	2004	3	5100	0	0	3511 NE 92ND ST
6	543030	0093	2/4/2004	\$665,000	3050	610	9	2003	3	5588	0	0	7344 39TH AVE NE
6	142400	0100	2/24/2004	\$733,000	1800	1180	10	1976	3	9120	6	0	4243 NE 89TH ST
6	521020	0130	1/26/2005	\$850,000	1940	600	10	1928	4	25740	0	0	9429 45TH AVE NE
6	044400	0225	4/19/2004	\$295,000	2330	1000	10	2006	3	8160	0	0	4013 NE 86TH ST
6	436120	0075	5/11/2004	\$825,000	2500	610	10	2004	3	4896	0	0	6812 36TH AVE NE
6	742070	0075	12/20/2006	\$999,000	2680	1400	10	2006	3	6270	0	0	6800 42ND AVE NE
6	742070	0075	7/20/2005	\$330,000	2680	1400	10	2006	3	6270	0	0	6800 42ND AVE NE
6	521020	0203	9/5/2006	\$875,000	2960	0	10	2005	3	6600	0	0	9407 42ND AVE NE

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 45**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	000900	0135	6/25/2004	\$365,000	NO MARKET EXPOSURE
4	000900	0190	8/5/2005	\$119,841	QUIT CLAIM DEED
4	052504	9062	2/1/2005	\$345,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	052504	9081	5/5/2004	\$120,806	QUIT CLAIM DEED
4	052504	9086	6/13/2006	\$370,000	NO MARKET EXPOSURE
4	052504	9114	12/21/2004	\$315,000	NO MARKET EXPOSURE
4	052504	9152	7/19/2004	\$325,000	NO MARKET EXPOSURE
4	109300	0140	6/28/2005	\$330,000	NO MARKET EXPOSURE
4	275470	0015	5/19/2004	\$369,000	SEGREGATION AND/OR MERGER; AND OTHER WARNINGS
4	275520	0125	11/20/2006	\$411,000	NO MARKET EXPOSURE
4	288770	0846	7/27/2004	\$359,950	IMPROVEMENT COUNT
4	288770	0846	6/4/2004	\$320,000	IMPROVEMENT COUNT; NO MARKET EXPOSURE
4	288770	0940	7/28/2004	\$380,000	NO MARKET EXPOSURE
4	288770	1050	6/20/2006	\$310,000	NO MARKET EXPOSURE
4	288770	1905	4/10/2006	\$49,650	NO MARKET EXPOSURE; QUIT CLAIM DEED
4	288770	1965	7/25/2005	\$345,000	NO MARKET EXPOSURE
4	288770	2060	7/25/2005	\$385,680	NO MARKET EXPOSURE
4	288770	3031	5/27/2004	\$350,000	NO MARKET EXPOSURE
4	288770	3470	10/19/2006	\$600,000	NO MARKET EXPOSURE
4	297980	0135	3/14/2005	\$110,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	314260	0055	12/19/2005	\$290,000	NO MARKET EXPOSURE
4	318660	0365	6/30/2006	\$150,000	NO MARKET EXPOSURE
4	318660	0440	8/25/2006	\$657,000	UNFINISHED AREA
4	318660	0570	6/4/2004	\$400,000	NO MARKET EXPOSURE
4	318760	0185	3/28/2005	\$208,347	RELATED PARTY, FRIEND, OR NEIGHBOR
4	318810	0050	2/3/2005	\$320,000	NO MARKET EXPOSURE
4	318810	0085	7/20/2004	\$321,500	NO MARKET EXPOSURE
4	318810	0140	3/7/2005	\$339,900	NO MARKET EXPOSURE
4	318810	0350	4/8/2004	\$270,000	NO MARKET EXPOSURE
4	318810	0465	4/7/2004	\$284,950	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
4	343550	0020	7/19/2005	\$530,000	NO MARKET EXPOSURE
4	365870	0365	1/4/2006	\$515,000	NO MARKET EXPOSURE
4	365870	0710	2/13/2006	\$520,000	NO MARKET EXPOSURE
4	510140	0641	12/2/2005	\$370,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
4	510140	2070	3/22/2005	\$335,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	510140	2075	1/27/2004	\$345,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	510140	2095	9/8/2006	\$489,950	IMPROVEMENT COUNT
4	528220	0020	12/27/2005	\$240,000	QUIT CLAIM DEED
4	528220	0020	12/1/2005	\$240,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	671670	0105	1/13/2004	\$180,000	NON-REPRESENTATIVE SALE
4	671670	0270	4/6/2006	\$675,000	NO MARKET EXPOSURE
4	681460	0040	12/16/2005	\$284,500	NO MARKET EXPOSURE

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 45**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	682010	0050	4/19/2006	\$328,000	NO MARKET EXPOSURE
4	716820	0055	12/14/2004	\$148,800	UNFINISHED AREA; RELATED PARTY, FRIEND, OR NEIGHBOR
4	717220	0155	5/21/2005	\$304,560	NO MARKET EXPOSURE
4	717530	0050	8/12/2005	\$3,000	DOR RATIO; CORRECTION DEED
4	717530	0110	8/23/2004	\$150,000	NO MARKET EXPOSURE
4	717730	0175	7/6/2004	\$260,000	NO MARKET EXPOSURE
4	717730	0215	8/1/2006	\$198,000	QUIT CLAIM DEED
4	717730	0295	2/18/2005	\$141,994	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	717730	0655	12/14/2004	\$200,000	NO MARKET EXPOSURE
4	717780	0170	7/7/2005	\$400,000	NO MARKET EXPOSURE
4	717780	0200	8/18/2005	\$337,000	NO MARKET EXPOSURE
4	723760	0240	6/30/2005	\$300,000	NO MARKET EXPOSURE
4	726620	0110	2/3/2004	\$280,000	NON-REPRESENTATIVE SALE
4	726620	0146	6/2/2006	\$629,000	NO MARKET EXPOSURE
4	726620	0146	2/28/2006	\$410,000	NO MARKET EXPOSURE
4	753730	0135	12/27/2005	\$410,000	NO MARKET EXPOSURE
4	792010	0020	11/1/2005	\$188,000	NO MARKET EXPOSURE
4	913710	1353	8/30/2005	\$370,000	NO MARKET EXPOSURE
4	913710	2036	7/12/2006	\$625,000	NO MARKET EXPOSURE
4	952810	2645	4/27/2004	\$286,300	NON-REPRESENTATIVE SALE
4	952810	2685	1/24/2005	\$239,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
4	952810	2710	10/12/2004	\$299,999	NON-REPRESENTATIVE SALE
4	952810	2855	6/15/2006	\$535,000	IMPROVEMENT COUNT; TEAR DOWN
4	952810	3045	9/15/2006	\$435,000	NO MARKET EXPOSURE
4	954720	0600	2/11/2005	\$300,000	NO MARKET EXPOSURE
4	954720	1100	8/16/2005	\$450,000	NO MARKET EXPOSURE
4	954720	1655	11/26/2005	\$445,000	NO MARKET EXPOSURE
4	954720	2040	8/17/2005	\$345,000	NO MARKET EXPOSURE
4	954720	2420	7/11/2006	\$565,000	% COMPLETE
4	954720	2740	7/6/2005	\$565,000	NO MARKET EXPOSURE
4	954720	3590	6/3/2004	\$415,000	NO MARKET EXPOSURE
4	954720	4025	8/30/2006	\$505,000	UNFINISHED AREA
4	954720	4095	12/29/2006	\$530,000	NO MARKET EXPOSURE
4	954720	4370	3/8/2004	\$345,000	OBSOLESCENCE
4	954720	4570	11/9/2004	\$500,000	NO MARKET EXPOSURE
4	954720	4700	2/22/2006	\$400,000	NO MARKET EXPOSURE
4	954720	4905	3/2/2004	\$89,485	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	954720	4905	3/2/2004	\$218,670	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	954720	5030	8/15/2005	\$500,000	NO MARKET EXPOSURE
4	954720	5420	9/30/2005	\$146,006	QUIT CLAIM DEED
5	042504	9046	2/9/2004	\$460,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
5	042504	9057	6/20/2005	\$350,000	NO MARKET EXPOSURE
5	042504	9085	12/15/2004	\$300,000	1031 TRADE; NO MARKET EXPOSURE
5	042504	9086	5/18/2006	\$392,500	NO MARKET EXPOSURE
5	042504	9114	4/12/2004	\$285,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
5	043800	0130	4/25/2006	\$540,000	NO MARKET EXPOSURE

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 45**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	043800	0165	6/8/2004	\$501,600	NO MARKET EXPOSURE
5	043920	0060	3/17/2004	\$467,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	151380	0090	7/2/2004	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	227900	0075	8/6/2004	\$389,990	NO MARKET EXPOSURE
5	254570	0080	5/3/2004	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	254570	0185	7/26/2006	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	329080	0085	12/27/2004	\$467,500	NO MARKET EXPOSURE
5	329080	0100	11/23/2005	\$325,000	NO MARKET EXPOSURE
5	329080	0180	4/27/2005	\$250,000	NO MARKET EXPOSURE
5	332750	0040	4/29/2004	\$87,870	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	508140	0720	5/18/2006	\$368,000	OBSOLESCENCE; NO MARKET EXPOSURE
5	510140	0603	4/20/2004	\$300,000	NON-REPRESENTATIVE SALE
5	510140	0712	7/31/2006	\$408,000	NO MARKET EXPOSURE
5	510140	0712	4/25/2005	\$290,000	NO MARKET EXPOSURE
5	510140	2452	12/12/2006	\$270,000	IMPROVEMENT COUNT
5	510140	2464	11/6/2006	\$357,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	510140	2466	9/20/2005	\$290,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	510140	4250	12/26/2006	\$299,950	NON-REPRESENTATIVE SALE
5	510140	4289	12/7/2005	\$232,000	OBSOLESCENCE
5	510140	4300	3/14/2006	\$104,000	OBSOLESCENCE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	536320	0013	7/11/2005	\$285,000	NO MARKET EXPOSURE
5	536320	0197	12/22/2005	\$10,000	GOVERNMENT AGENCY; QUIT CLAIM DEED
5	536320	0228	2/10/2005	\$145,577	STATEMENT TO DOR
5	549970	0058	12/5/2006	\$495,000	IMPROVEMENT COUNT
5	565260	0060	8/2/2006	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	565260	0340	1/31/2005	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	565260	0360	11/14/2005	\$238,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	565260	0855	8/18/2005	\$373,450	IMPROVEMENT COUNT
5	565260	1213	7/28/2004	\$362,000	UNFINISHED AREA
5	676920	0060	7/25/2004	\$383,250	NO MARKET EXPOSURE
5	676920	0070	3/9/2004	\$373,000	NO MARKET EXPOSURE
5	717020	0095	6/16/2005	\$290,000	NO MARKET EXPOSURE
5	740970	0005	11/12/2006	\$565,000	NO MARKET EXPOSURE
5	740970	0215	6/26/2005	\$414,000	NO MARKET EXPOSURE
5	740970	0290	10/10/2006	\$330,000	NO MARKET EXPOSURE
5	740970	0355	10/26/2006	\$340,000	NO MARKET EXPOSURE
5	740970	0385	1/20/2005	\$785,000	NO MARKET EXPOSURE
5	740970	0705	8/5/2005	\$705,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	741020	0061	11/9/2004	\$330,000	UNFINISHED AREA; NO MARKET EXPOSURE
5	741020	0085	5/25/2004	\$501,000	NO MARKET EXPOSURE
5	741020	0150	9/22/2006	\$220,080	NO MARKET EXPOSURE; QUIT CLAIM DEED
5	769710	0035	12/19/2005	\$430,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	792010	0150	6/4/2004	\$212,000	NO MARKET EXPOSURE
5	797720	0690	12/18/2006	\$365,000	NO MARKET EXPOSURE
5	797720	1445	3/11/2005	\$335,000	NO MARKET EXPOSURE
5	797720	1765	9/2/2004	\$500,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 45**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	893810	0120	6/28/2004	\$137,050	NO MARKET EXPOSURE; QUIT CLAIM DEED
5	893810	0135	8/19/2005	\$162,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	921290	0005	4/24/2006	\$110,524	NO MARKET EXPOSURE
5	921290	0375	4/26/2004	\$350,000	NO MARKET EXPOSURE
5	921290	0485	10/26/2006	\$466,000	% COMPLETE
5	921290	0610	6/15/2006	\$467,500	NO MARKET EXPOSURE
5	921290	0685	4/17/2006	\$469,000	NO MARKET EXPOSURE
5	921440	0050	7/18/2005	\$153,987	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	921440	0190	12/20/2005	\$525,000	NO MARKET EXPOSURE
5	921490	0170	5/13/2004	\$379,000	NO MARKET EXPOSURE
5	921540	0280	9/22/2005	\$185,333	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	038100	0250	9/1/2006	\$35,003	DOR RATIO; QUIT CLAIM DEED
6	038100	0305	4/27/2004	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	038100	0360	10/12/2005	\$523,000	NO MARKET EXPOSURE
6	043000	0090	12/5/2006	\$246,278	NON-REPRESENTATIVE SALE
6	043000	0265	6/2/2004	\$212,500	NON-REPRESENTATIVE SALE
6	043400	0075	8/9/2004	\$380,000	NO MARKET EXPOSURE
6	043500	0095	12/23/2005	\$408,500	NO MARKET EXPOSURE
6	044100	0140	4/15/2004	\$140,000	NO MARKET EXPOSURE; STATEMENT TO DOR
6	044200	0160	10/25/2004	\$279,000	NO MARKET EXPOSURE
6	044200	0185	10/2/2006	\$152,000	QUIT CLAIM DEED
6	044600	0075	5/12/2006	\$291,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	044600	0201	9/12/2005	\$101,140	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	221550	0005	4/23/2004	\$101,100	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	221550	0065	3/22/2005	\$300,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
6	271060	0045	7/21/2004	\$240,000	NO MARKET EXPOSURE
6	271060	0050	2/9/2006	\$320,000	NO MARKET EXPOSURE
6	271060	0055	4/30/2006	\$188,800	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
6	278040	0020	4/1/2004	\$143,224	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	342604	9115	6/24/2005	\$360,000	NO MARKET EXPOSURE
6	390810	0031	4/30/2004	\$432,500	NO MARKET EXPOSURE
6	507140	0485	1/26/2005	\$185,467	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
6	507140	0866	11/15/2006	\$675,000	NO MARKET EXPOSURE
6	521020	0297	4/14/2005	\$777,000	OPEN SPACE
6	521020	0298	2/28/2006	\$470,000	OPEN SPACE
6	543030	0006	4/26/2005	\$400,000	NO MARKET EXPOSURE
6	543030	0036	11/23/2004	\$159,828	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	543030	0100	11/1/2004	\$221,000	NON-REPRESENTATIVE SALE
6	543030	0180	6/7/2004	\$326,000	NON-REPRESENTATIVE SALE
6	601550	0110	7/29/2004	\$355,000	NO MARKET EXPOSURE
6	601550	0110	11/15/2006	\$180,158	RELATED PARTY, FRIEND, OR NEIGHBOR
6	601550	0180	9/15/2005	\$495,000	NO MARKET EXPOSURE
6	639200	0185	10/11/2005	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	639200	0205	5/26/2005	\$379,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	639200	1870	11/19/2004	\$380,000	NO MARKET EXPOSURE
6	639200	3304	9/22/2005	\$224,070	QUIT CLAIM DEED

***Improved Sales Removed From This Physical Inspection Analysis  
Area 45***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	639200	3350	8/18/2004	\$270,500	NO MARKET EXPOSURE
6	639200	3525	5/27/2004	\$390,000	NO MARKET EXPOSURE
6	639200	3854	12/14/2005	\$6,920	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	639200	3905	1/18/2006	\$26,837	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	684470	0760	3/23/2006	\$178,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
6	684470	0945	3/10/2004	\$235,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	684470	2210	6/10/2004	\$62,870	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	684470	2650	9/20/2006	\$6,977	DOR RATIO; QUIT CLAIM DEED
6	684470	2680	4/19/2004	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	684470	3195	6/12/2006	\$420,950	OBSOLESCENCE
6	684470	3590	6/13/2006	\$198,225	RELATED PARTY, FRIEND, OR NEIGHBOR
6	742070	0040	4/13/2005	\$350,000	NO MARKET EXPOSURE
6	742070	0095	9/21/2004	\$76,000	1031 TRADE; STATEMENT TO DOR
6	742070	0095	8/13/2004	\$290,000	QUIT CLAIM DEED; TRADE
6	742070	0100	8/4/2004	\$300,000	NO MARKET EXPOSURE
6	858540	0035	10/2/2006	\$400,864	FORCED SALE
6	858540	0035	10/29/2004	\$349,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	858540	0035	12/21/2005	\$462,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	893510	0025	11/9/2004	\$375,000	NO MARKET EXPOSURE
6	893510	0080	2/6/2006	\$487,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	921340	0055	4/27/2005	\$339,000	NO MARKET EXPOSURE
6	924490	0161	7/21/2005	\$420,000	NO MARKET EXPOSURE

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the Total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition, the resulting assessment level is 99.2%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of +11.1%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## ***Area 45 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.992.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	1	0.992	1.021	2.9%	0.000	0.000
6	30	0.859	0.995	15.7%	0.941	1.048
7	668	0.873	0.996	14.1%	0.986	1.006
8	167	0.877	0.982	12.0%	0.959	1.006
9	53	0.922	0.986	7.0%	0.955	1.017
10	11	0.892	0.969	8.6%	0.901	1.037
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1910	41	0.857	0.979	14.3%	0.941	1.017
1911-1920	33	0.888	1.001	12.7%	0.938	1.065
1921-1930	175	0.870	0.974	11.9%	0.953	0.994
1931-1940	60	0.871	0.983	12.9%	0.951	1.015
1941-1950	281	0.858	1.001	16.6%	0.986	1.017
1951-1960	153	0.872	1.013	16.2%	0.992	1.035
1961-1970	43	0.878	0.983	12.0%	0.936	1.030
1971-1980	16	0.912	1.019	11.8%	0.935	1.103
1981-1990	23	0.927	1.017	9.7%	0.963	1.070
1991-2000	19	0.967	0.979	1.3%	0.914	1.044
>2000	86	0.918	0.976	6.3%	0.948	1.003
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	2	1.066	1.148	7.8%	0.587	1.709
Average	417	0.905	0.996	10.1%	0.983	1.008
Good	414	0.867	0.989	14.0%	0.976	1.002
Very Good	97	0.813	0.985	21.2%	0.955	1.015
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	562	0.857	0.989	15.4%	0.977	1.001
1.5	213	0.890	0.997	12.1%	0.980	1.015
2	143	0.916	0.990	8.0%	0.968	1.012
3	12	0.997	1.022	2.5%	0.933	1.112

## ***Area 45 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.992.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1001	240	0.863	1.000	15.9%	0.983	1.017
1001-1500	419	0.868	0.994	14.5%	0.980	1.007
1501-2000	174	0.878	0.977	11.2%	0.956	0.998
2001-2500	62	0.947	1.015	7.2%	0.989	1.042
2501-3000	29	0.895	0.960	7.3%	0.902	1.018
3001-4000	6	0.945	0.986	4.3%	0.856	1.116
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	903	0.879	0.992	12.9%	0.983	1.000
Yes	27	0.857	0.994	16.0%	0.944	1.043
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	930	0.878	0.992	13.0%	0.983	1.001
Yes	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
4	386	0.887	0.987	11.3%	0.974	1.001
5	274	0.878	0.988	12.5%	0.973	1.003
6	270	0.864	1.001	15.9%	0.984	1.018
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<3000	46	0.934	1.000	7.1%	0.966	1.034
3000-5000	312	0.882	0.989	12.2%	0.975	1.004
5001-8000	514	0.874	0.994	13.7%	0.982	1.006
8001-12000	52	0.873	0.986	12.9%	0.948	1.023
12001-30000	6	0.730	0.933	27.8%	0.805	1.061

## **Area 45 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.992.

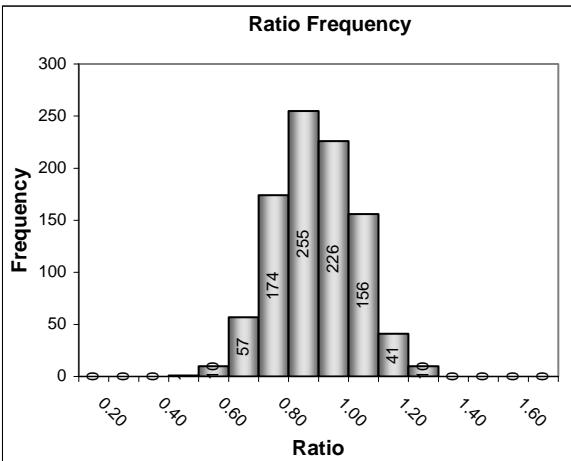
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Neighborhood	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
0	896	0.877	0.991	13.1%	0.982	1.000
2	34	0.911	1.004	10.2%	0.960	1.048
Duplex / Triplex	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
No	916	0.878	0.991	13.0%	0.983	1.000
Yes	14	0.896	1.006	12.4%	0.938	1.074

## 2006 Improved Parcel Ratio Analysis

<b>District/Team:</b> NW / Team 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 5/30/2007	<b>Sales Dates:</b> 1/2004- 12/2006
<b>Area</b> Wedgewood / Bryant	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n) 930 Mean Assessed Value 398,600 Mean Sales Price 454,000 Standard Deviation AV 96,702 Standard Deviation SP 116,353			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 0.892 Median Ratio 0.886 Weighted Mean Ratio 0.878			
<b>UNIFORMITY</b>			
Lowest ratio 0.463 Highest ratio: 1.297 Coefficient of Dispersion 12.21% Standard Deviation 0.133 Coefficient of Variation 14.92%			
<b>Price Related Differential (PRD)</b> 1.016			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.873 Upper limit 0.899 <b>95% Confidence: Mean</b> Lower limit 0.883 Upper limit 0.900			
<b>SAMPLE SIZE EVALUATION</b>			
N (population size) 6225 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.133 <b>Recommended minimum:</b> 28 Actual sample size: 930 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 477 # ratios above mean: 453 Z: 0.787 <b>Conclusion:</b> Normal*			
<i>*i.e. no evidence of non-normality</i>			



**COMMENTS:**

1 to 3 Unit Residences throughout area 45

## 2007 Improved Parcel Ratio Analysis

<b>District/Team:</b> NW / Team 3	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 5/30/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> Wedgewood / Bryant	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>(Sample size (n))</i> 930			
<b>Mean Assessed Value</b>	450,300		
<b>Mean Sales Price</b>	454,000		
<b>Standard Deviation AV</b>	96,176		
<b>Standard Deviation SP</b>	116,353		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	1.010		
<b>Median Ratio</b>	1.000		
<b>Weighted Mean Ratio</b>	0.992		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.640		
<b>Highest ratio:</b>	1.729		
<b>Coefficient of Dispersion</b>	10.80%		
<b>Standard Deviation</b>	0.136		
<b>Coefficient of Variation</b>	13.44%		
<b>Price Related Differential (PRD)</b>	1.019		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.988		
Upper limit	1.013		
<b>95% Confidence: Mean</b>			
Lower limit	1.002		
Upper limit	1.019		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6225		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.136		
<b>Recommended minimum:</b>	29		
<b>Actual sample size:</b>	930		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	488		
# ratios above mean:	442		
Z:	1.508		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			
<b>COMMENTS:</b>			
1 to 3 Unit Residences throughout area 45			
Both assessment level and uniformity have been improved by application of the recommended values.			

## **USPAP Compliance**

### ***Client and Intended Use of the Appraisal:***

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### ***Definition and date of value estimate:***

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*

5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Departure Provisions:**

**Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception**

SR 6-2 (i)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.

### **CERTIFICATION:**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct

- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



**King County  
Department of Assessments**

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**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers  
FROM: Scott Noble, Assessor



SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr